



GRASSROOTS
REALTY GROUP

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2, 1936 25A Street SW
Calgary, Alberta

MLS # A2334739



\$699,900

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,024 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	Other	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

LIKE-NEW 3-STOREY TOWNHOME W/ ATTACHED GARAGE, DUAL BALCONIES, 2 PRIMARY-STYLE BEDS & LOFT IN KILLARNEY. Rarely found in townhome living, this home offers over 2,000 sq.ft. of living space, including 3 bedrooms, 3.5 bathrooms, an attached single garage with an additional parking pad, and two outdoor balconies. The bright open-concept main floor showcases high ceilings, oversized windows, high-end laminate flooring, and a spacious dining area. The stylish kitchen is finished with quartz countertops, stainless steel appliances, white dovetail cabinetry, dual sinks, a central island with breakfast bar, and ample storage. At the rear, the spacious living room features a gas fireplace with custom built-ins and direct access to a private balcony. A powder room completes the main level. Upstairs, the primary retreat features soaring ceilings, a W.I.C and a luxurious 5-pc ensuite with dual quartz vanities, a soaker tub, and a fully tiled shower. The second bedroom offers its own ensuite, with tiled flooring, quartz countertops, and a tub/shower combination. A laundry room with a sink, quartz counters, shelving and a washer/dryer combo is conveniently on this level. The third-floor loft opens to a second private balcony and provides exceptional flexibility as a family room, media room, home office or fitness space. This level also includes the third bedroom and another full 4-pc ensuite, making it ideal for guests or multigenerational living. Additional features include central air conditioning, a high-efficiency furnace, and low-maintenance living in one of Calgary's most desirable inner-city communities. This home enjoys an A+ inner-city location close to parks, schools, and the Killarney Aquatic & Recreation Centre. Shopping and amenities are close by in Marda Loop and 17th Avenue. Crowchild Trail, Bow Trail and Sarcee Trail make commuting easy.

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