



GRASSROOTS
REALTY GROUP

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2, 1920 25A Street SW
Calgary, Alberta

MLS # A2348428



\$599,900

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 449
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Walk-In Closet(s)		

Inclusions: -NONE-

INNER-CITY LIVING IN THE HEART OF RICHMOND! Welcome Home to this Beautifully Designed Contemporary Townhome offering over 2,100 sq. ft. of Developed Living Space, Three Bedrooms, Three and a half Bathrooms and an Exceptional Location just minutes from Downtown Calgary. From the moment you arrive, the Modern Curb Appeal sets the tone for what awaits inside. Step through the front door and you are welcomed by soaring 9' ceilings, an Open-Concept Floor Plan, Wide-Plank Hardwood Flooring and an abundance of Natural Light. The Stylish Kitchen is designed for both Everyday Living and Entertaining, featuring Quartz Countertops, Stainless-Steel Appliances, Generous Cabinetry and Plenty of Counter Space. The open layout flows effortlessly into the Dining and Living Areas, where a Gas Fireplace and Large Windows create a Warm and Inviting space to Relax and Entertain. A stunning Glass-Enclosed Staircase leads to the upper level where the impressive 9' ceilings continue. The Spacious Primary Bedroom offers a Private Retreat complete with a Walk-In Closet and 4-Piece Ensuite. The Generously Sized Second Bedroom also features its own Walk-In Closet, with another 4-Piece Bathroom. A dedicated Full Laundry Room completes this level. The Fully Developed Lower Level provides even more Living Space with high ceilings, a Large Recreation Room, Third Bedroom, 4-Piece Bathroom and Storage Room—ideal for Guests, a Home Office, Gym or additional Family Living Space. The basement is also Roughed-In for In-Floor Heating. Parking includes One Stall in the Rear Detached Garage, plus access to an Additional Shared Parking Stall at the rear of the property. The Location is Outstanding! Situated in the highly sought-after community of Richmond, you are only minutes from 17th Avenue, Shaganappi Point LRT Station, Downtown

Calgary, Restaurants, Shopping, Schools, Parks, Pathways and Transit. This is an Exceptional Opportunity to enjoy the Convenience and Energy of Inner-City Living without sacrificing the Space and Comfort of a Fully Developed Home. STYLE • SPACE • LOCATION – WELCOME HOME TO RICHMOND!