

**3, 1926 25a Street SW  
Calgary, Alberta****MLS # A2203620****\$727,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,479 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Wet Bar		

**Inclusions:** NA

Experience the perfect fusion of modern sophistication and functional design in this exquisite luxury townhome, offering over 2,100 sq. ft. of meticulously designed, FULLY AIR-CONDITIONED living space. Ideal for professionals, this residence epitomizes an elevated lifestyle in beautiful community of Richmond. Upon entering, you're greeted by a grand foyer that sets the tone for the spacious, luxury interior. The open-concept main level exudes refinement and warmth, featuring custom built-ins and an eye-catching stone fireplace, complete this with a flat-screen TV for your enjoyment. Elegant hardwood floors flow seamlessly throughout the main floor. At the heart of this home lies a chef-inspired kitchen, with a Gas stove! A true centrepiece that boasts top-of-the-line stainless-steel smart appliances, stunning quartz countertops, custom cabinetry, and an invaluable pantry. The adjoining dining area is perfect for hosting spirited gatherings or enjoying intimate dinners. Ascend to the upper level, where you'll find two generously sized bedrooms, each featuring its own luxurious ensuite. This design caters to both homeowners and professional roommates seeking privacy and comfort. A skylight above the open staircase floods both levels with natural light, amplifying the home's airy feel. The Primary Bedroom feature a balcony and a huge jetted tub. The fully developed lower level is where the magic happens! Enjoy movie nights or entertaining guests in style with a state-of-the-art home theatre system featuring a projector ready set up. The built-in bar with a bar fridge creates the ultimate entertainment hub for game days or cozy evenings with friends. Step outside to discover a fully fenced west-facing front yard, complete with a BBQ gas-line—perfect for afternoon cocktails and a great space for your pets to roam freely. Plus, a

single-detached garage provides security and year-round protection for your vehicle. This exceptional home is part of a well-managed, PET-FRIENDLY community, offering a rare opportunity to own a luxury residence in Calgary's vibrant inner city. Don't miss out—schedule your private viewing today!