

\$2,200,000 - 2224 25 Street Sw, Calgary

MLS® #A2262094

\$2,200,000

4 Bedroom, 5.00 Bathroom, 3,180 sqft

Residential on 0.12 Acres

Richmond, Calgary, Alberta

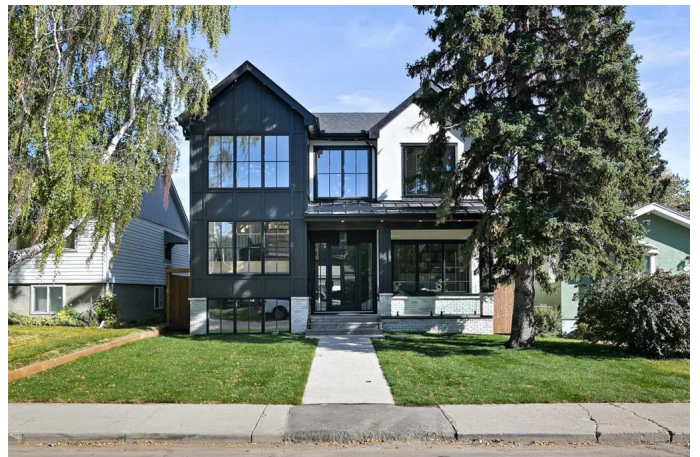
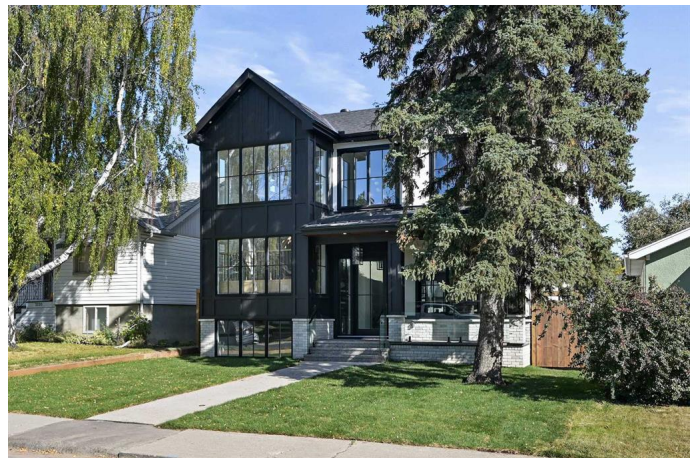
Sophisticated Luxury Living in Richmond

Welcome to this exceptional single-family residence located in the highly sought-after community of Richmond. Thoughtfully designed with exquisite details and a functional layout, this home offers the perfect balance of modern elegance and everyday comfort.

The main floor sets the tone with a grand open-to-below foyer that creates a striking first impression. A sleek glass-walled office provides the ideal space for working from home. The open-concept living area is perfect for entertaining, featuring a spacious living room, a gourmet kitchen with premium built-in JennAir appliances, a stylish dining area, a well-organized mudroom, and a convenient powder room.

Upstairs, the luxurious primary suite is a true retreat, complete with a private coffee bar, a spa-inspired ensuite with a steam shower, and an expansive walk-in closet with a built-in makeup desk. A bonus room adds flexibility for family living, while two additional bedrooms—each with their own ensuite—provide comfort and privacy for everyone. A well-appointed laundry room completes the upper level.

The fully finished basement expands the living space with an open recreation area, a



dedicated games zone with a wet bar, a private gym, a spacious bedroom, and a full bathroom—perfect for guests and entertaining.

Ideally situated in one of Calgary’s most desirable inner-city neighborhoods, this remarkable home combines luxury finishes with unparalleled convenience, just minutes from parks, schools, shopping, and downtown.

Built in 2025

Essential Information

MLS® #	A2262094
Price	\$2,200,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,180
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2224 25 Street Sw
Community	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1X4

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

of Garages 3

Interior

Interior Features Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, French Door, Track Lighting

Appliances See Remarks

Heating ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas, In Floor Roughed-In

Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Interior Lot, Landscaped, Private, Street Lighting

Roof Asphalt Shingle, Metal

Construction Stone, Stucco, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed October 3rd, 2025

Days on Market 12

Zoning R-CG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.