

# \$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

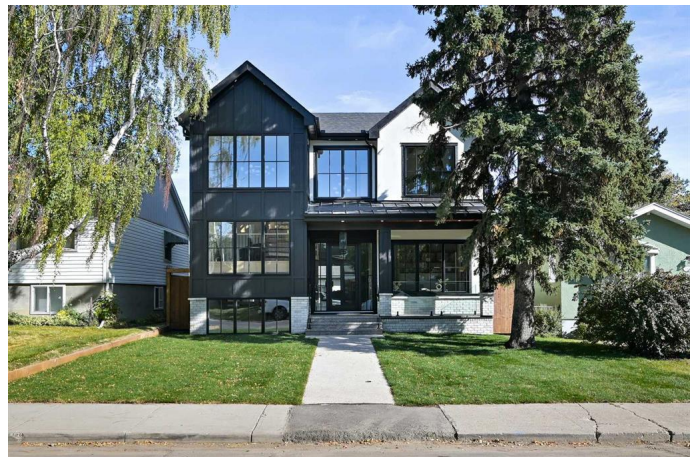
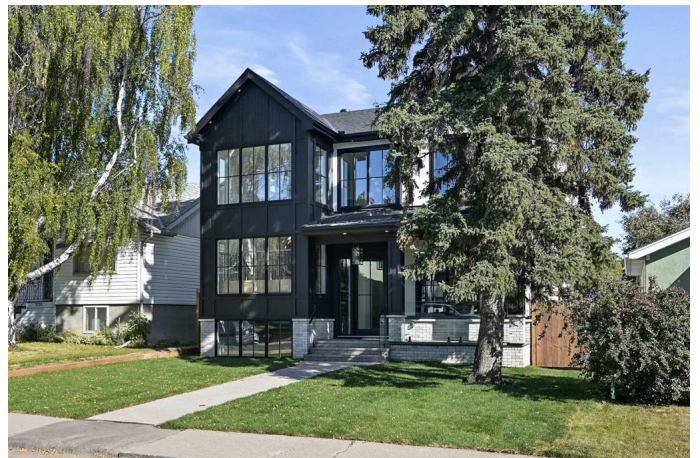
Sophisticated Luxury Living in Richmond

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 |
| Subdivision | 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 19

Zoning R-CG

## Listing Details

Listing Office eXp Realty

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