

\$1,149,500 - 2833 25a Street Sw, Calgary

MLS® #A2246445

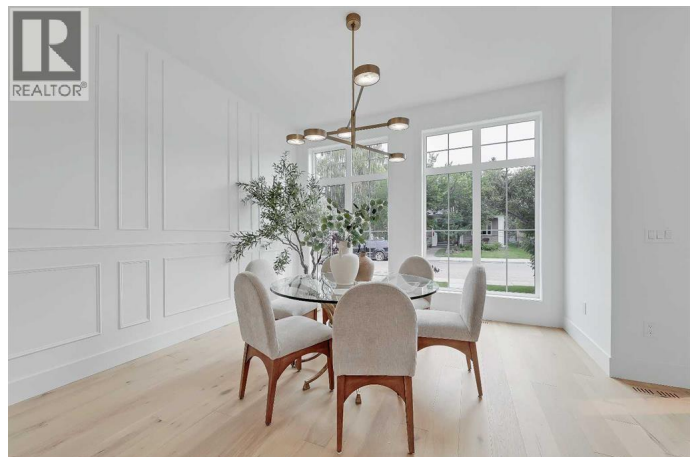
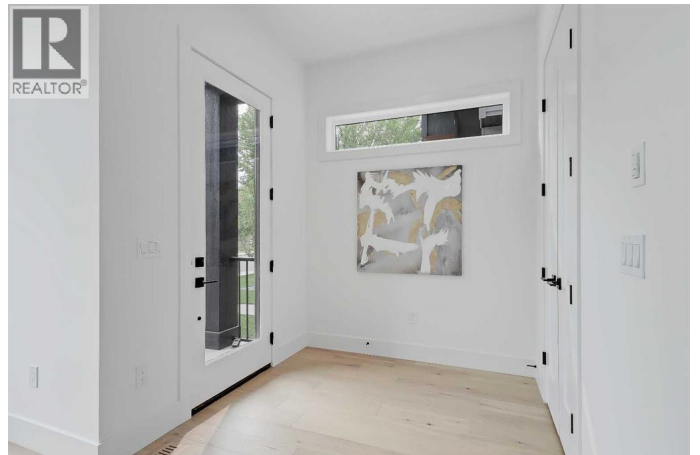
\$1,149,500

5 Bedroom, 4.00 Bathroom, 2,048 sqft

Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Tucked along a tree-lined street in KILLARNEY, this NEWLY BUILT luxury infill is a masterclass in thoughtful design and upscale comfort. From the moment you step through the front door, you'll feel the difference. SOARING 10' CEILINGS, wide-plank white oak engineered hardwood, custom millwork, upscale designer lighting, and natural light pouring through oversized windows create a bright, inviting atmosphere that feels as elegant as it is livable and with AC INSTALLED this home offers it all! The front dining room, framed by large windows and detailed French panelling, is perfect for morning coffee or entertaining. At the heart of the home, the chef-inspired kitchen blends function with refined style. Top-tier FISHER & PAYKEL APPLIANCES, including a gas range and double-drawer dishwasher, pair with sleek quartz counters, a large island, and custom-built hood fans and cabinets that elevate the space. The living room anchors the rear of the home, with more French panelling and a contemporary fireplace that adds warmth with a designer mantle and large profile tile, while arched built-ins with wall-mounted lighting frame the fireplace beautifully. Sliding glass doors open to a WEST-FACING CONCRETE PATIO with a BBQ gas line, ideal for summer nights in the sun. Around the corner, a spacious mudroom with built-in bench and cabinetry keeps things organized, and a stylish powder room adds a dose of designer flair. Upstairs, a black iron



and white oak staircase leads to three bedrooms, a full laundry room, and two luxe bathrooms. The primary suite is a true retreat, featuring VAULTED CEILINGS, a MASSIVE WALK-IN CLOSET with custom shelving, and a spa-like ensuite with HEATED FLOORS, dual sinks, a free-standing soaker tub, and a fully tiled oversized shower with frameless glass. Both additional bedrooms are bright and spacious with built-in closets and share access to a stunning 5-PIECE BATH with dual sinks and a tiled tub/shower combo. A large upper laundry room with sink and storage completes this level. Downstairs, the fully developed basement offers incredible versatility. Youâ€™ll find two more bedrooms (one of which is the perfect gym space), a modern 4-piece bath, and a large rec space thatâ€™s easily adaptable as a games room, media lounge, or even future kitchen area with a full bar complete with sink, dishwasher, fridge, and quartz counters. Thereâ€™s a separate entrance and a second laundry space, too! Easily convert this into a mother-in-law space, use it for a live-in nanny, or other multi-generational living arrangements! Located in the heart of Killarney, you're just a short walk to Killarney School (Kâ€™s & 6 Montessori), École Holy Name (French Immersion), and Kildare Park. The Killarney Aquatic & Rec Centre is five minutes away, along with, Safeway, and Walmart for easy errands. Grab coffee or dinner along 17th Ave, or hop on the LRT at Westbrook Station for a quick ride downtown. Call to view today! (id:6289)

Built in 2025

Essential Information

Listing #	A2246445
Price	\$1,149,500
Bedrooms	5

Bathrooms	4.00
Half Baths	1
Square Footage	2,048
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2833 25a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E1Z5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Wet bar, Closet Organizers
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

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Listing information last updated on October 15th, 2025 at 10:01am PDT