

\$1,449,998 - 2012 25 Street Sw, Calgary

MLS® #A2246720

\$1,449,998

4 Bedroom, 4.00 Bathroom, 2,125 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

This brand new DETACHED INFILL in the heart of KILLARNEY combines striking modern design with the comforts of a family-friendly layout — chef's kitchen with an oversized waterfall island, each bedroom with its own ensuite, a primary suite with vaulted ceilings and spa-like STEAM SHOWER, a glass-walled gym and wet bar — all just minutes from downtown and steps from schools, parks, and 17th Ave!

This home makes an impression. Its stately architecture and dramatic windows rise tall, blending timeless design with modern detail. The thoughtful layout begins in the foyer, where a built-in closet and bench keep everything organized. Just off the entry is a bright den, perfect for a home office or library, with a set of mullion windows framing the space. The contemporary powder room is nicely tucked next to the den, perfect for guests or clients.

The main living area is all about openness and connection. At the heart is the kitchen, anchored by an oversized island with waterfall counters and bar seating. A wall of pantry storage, built-in cooktop, and seamless cabinetry make this space both high-function and beautifully designed. The dining area flows into the great room, where a GAS FIREPLACE adds warmth, and 4-panel sliding glass doors lead to the deck, perfect for extending your space outdoors.



Upstairs, every bedroom has the comfort of its own ensuite. Two secondary bedrooms include a walk-in or built-in closet, offering ample storage. The laundry room sits between, complete with a sink and upper cabinets to keep chores easy and tucked away. The primary suite is a true retreat. VAULTED CEILINGS create a dramatic feel, while a BUILT-IN WARDROBE closet keeps everything streamlined along with the large walk-in closet. The ensuite delivers spa-level luxury with a STEAM SHOWER, freestanding tub, and dual vanities.

The lower level enjoys a spacious rec room, complemented by a WET BAR, making it ideal for game nights or weekends in. A glass-walled gym adds inspiration for wellness routines, while an additional bedroom and full bath provide comfort for guests or extended family. Storage has been carefully planned, ensuring every corner is functional as well as stylish.

And then there's the location! Killarney is one of Calgary's most sought-after inner-city neighbourhoods, and families especially love the quick access to schools like Killarney Elementary, Holy Name, and Calgary Arts Academy, while older students can easily reach Mount Royal University. The community is also home to the popular Killarney Aquatic & Rec Centre, an easy walk for swimming or fitness classes. Outdoor enthusiasts will appreciate the tree-lined streets, numerous parks, and the nearby Shaganappi Golf Course. Just minutes from 17th Ave, you'll find local favourites like Cassis Bistro, Lukes Drug Mart, and an endless mix of cafés, shops, and restaurants. With downtown only a short drive or C-Train ride away, this address pairs the best of city convenience with the warmth of a well-loved community.

Built in 2025

Essential Information

MLS® #	A2246720
Price	\$1,449,998
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,125
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2012 25 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1X2

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Built-In Oven
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes



# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Days on Market	46
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.