

\$924,900 - 3510 25 Avenue Sw, Calgary

MLS® #A2216471

\$924,900

4 Bedroom, 4.00 Bathroom, 1,760 sqft

Residential on 0.01 Acres

Killarney/Glengarry, Calgary, Alberta

Introducing a Modern French Country Gem in Killarney.

This stunning four-level split half-duplex perfectly blends rustic charm with refined elegance. Situated on a desirable corner lot in the sought-after community of Killarney, this home offers approximately 2,300 sq ft of beautifully finished living space, featuring 4 bedrooms, 4 bathrooms, a home gym/family room, and a bonus room.

From the moment you step inside, youâ€™ll be captivated by the sun-drenched interior, thanks to large south- and east-facing windows. The open-concept main level impresses with exposed beams, 11' height ceilings and a magnificent stone fireplace, plus open-riser staircases that highlight the homeâ€™s architectural beauty.

Love to cook? Check out the gourmet kitchen that a chefâ€™s delight with granite countertops, an oversized island with breakfast bar, extended cabinetry, and a gas stove. The adjacent dining area opens to the patio via charming double French doors, perfect for entertaining or enjoying your morning coffee. A main-floor laundry room adds extra convenience. Upstairs, youâ€™ll find three spacious bedrooms, including a luxurious primary retreat with a 5-piece ensuite featuring a soaker tub, double vanity, tiled shower, and a generous walk-in closet. The bonus room is ideal as a home office or reading nook. 2 additional bedroom are of a very good size with an adjacent 4 pcs bathroom. All



bathrooms and the kitchen are accented with elegant travertine tile.

The third level is partially above grade, offering a sunlit guest bedroom with a walk-in closet, while the lower level boasts a large family room perfect for movie nights or casual gatherings. Outside, enjoy the low-maintenance yard and a double detached garage. Located close to top-rated schools, parks, and essential amenities, with quick access to downtown Calgary, walking distance to 17 Ave and major routes, and the mountains—this home truly has it all.

A private tour is most deserving—come experience this exceptional property today!

Built in 2011

Essential Information

MLS® #	A2216471
Price	\$924,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,760
Acres	0.01
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

Community Information

Address	3510 25 Avenue Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3E7W6

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Glass Doors, Masonry, Stone
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Garden, Playground, Private Entrance
Lot Description Back Lane, Back Yard, Corner Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 30th, 2025
Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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