

# \$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, Glass Doors, Living Room, 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  
Days on Market 6  
Zoning R-CG

### Listing Details

Listing Office Real Estate Professionals Inc.

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