



**Erin Ferguson**  
**Phone:** 403-992-3746  
**Mobile:**  
**Fax:**  
**Email:** erin@erinferguson.ca  
**Office:** 403-992-3746

**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

**2842 25A ST SW, Richmond, Calgary, Alberta, T3E 1Z6, Ca**

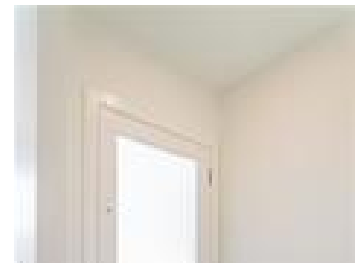
**MLS®# C4265138**

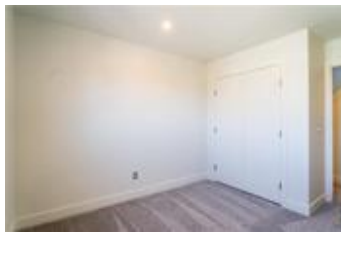
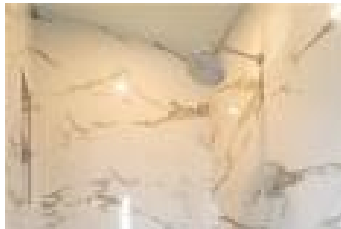


<b>Property Value</b>	\$534,900
<b>Type</b>	Townhouse
<b>Style</b>	3 Storey
<b>Basement</b>	Full
<b>Parking</b>	1
<b>Year Built</b>	2018
<b>Living Area</b>	1,399 sq.ft.
<b>Lot Size Area</b>	5,834.03 sq.ft.
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2 full & 1 half
<b>Maintenance Fee</b>	\$229.00

## Description

Stunning corner 3 storey townhome from SNAP. Built LEED (Leaders in Energy & Environmental Design) Silver Certified for reduced heating costs, H2O savings (approx. 30%) & cleaner air quality with a built-in radon gas fan. Solar panels are also installed on the roof for approx. 30-40% electricity savings. Ultra-chic finishing throughout with 9 ft. & vaulted ceilings on the 3rd floor. Main floor living room w/ cozy, modern gas fireplace + wired for a wall-mounted TV. Huge powder room & spacious designer Zen kitchen with full height, soft close cabinets with pantry, built-in recycling with under cabinet lighting. Prof. SS appliances with a 5 burner gas range & a huge 4 seat quartz eating bar. 2nd floor includes a large MB with stunning ensuite & double built-in custom wooden closets. 2nd bedroom + 2nd luxurious full 4 pc. bath. Huge vaulted 3rd storey loft area is perfect for a family room/office & features access to the huge west facing deck with unobstructed views. Private fenced in west facing front yard.







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