

# \$1,449,000 - 2012 25 Street Sw, Calgary

MLS® #A2233264

**\$1,449,000**

4 Bedroom, 4.00 Bathroom, 2,058 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

EXCLUSIVE PRE-SALE OPPORTUNITY â€” LUXURY HOME â€” WITH TIME TO SELECT YOUR OWN FINISHES. Introducing a bold and timeless masterpiece by Moon Homes â€” a high-end pre-sale opportunity in the coveted inner-city community of Richmond. Located on sought-after 25th Street SW, mere steps from the dynamic lifestyle and amenities of Killarney. This architectural gem blends dramatic curb appeal with functional elegance, offering over 2,850+ sq ft of total living space, soaring ceilings on all levels â€” including rare 9-ft ceilings in the fully developed basement â€” and the unmatched opportunity to choose your own designer finishes. Step inside to a grand foyer anchored by a custom wall niche â€” perfect for art or statement décor â€” and enclosed space at the front of the home for a home office or den. Beside a well-placed powder room offers guests both convenience and privacy, finished with curated fixtures and timeless design. The main level stuns with 10-ft ceilings, oversized windows, and rich textures throughout. The formal dining area is enhanced by wall panelling, flowing seamlessly into a jaw-dropping kitchen designed to impress: a 12-ft waterfall quartz island, built-in professional appliances, integrated toe-kick lighting, under-cabinet illumination, and premium millwork that speaks to the highest level of craftsmanship. The open-concept living space features a multi-tiered gas fireplace framed with detailed paneling and integrated lighting, while the rear



mudroom delivers function with style, offering a clever half-wall layout and built-in storage. Every square inch is thoughtfully designed and drenched in natural light, with custom designer fixtures elevating the space at every turn. Upstairs, 9-ft ceilings and an extended hallway lead into a show-stopping primary retreat with three stunning architectural windows that wash the room in natural light. The ensuite rivals any luxury spa with a steam shower, free-standing soaker tub, in-floor heated tile, dual vanities, and designer tilework throughout. Dual walk-in closets offer built-in organization and abundant storage. Two additional upper bedrooms each feature private ensuites and walk-in closets. A spacious laundry room with upper cabinetry and linen storage completes the level. Strategically placed skylights enhance the openness of the upper level. The fully finished basement is a true extension of luxury living with 9-ft ceilings, a massive rec/media room, sleek wet bar, full 3-piece bathroom, and a versatile flex space ideal for a gym, home theatre, or playroom. A fourth bedroom with ample closet space completes this exceptional layout. Set on a quiet street near top schools, parks, and amenities, this home offers a rare combination of high design, inner-city convenience, and pre-sale flexibility. Renderings shown are for illustrative purposes only and represent past Moon Homes finishes. Contact us now to book your private viewing!

Built in 2025

**Essential Information**

MLS® #	A2233264
Price	\$1,449,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,058
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

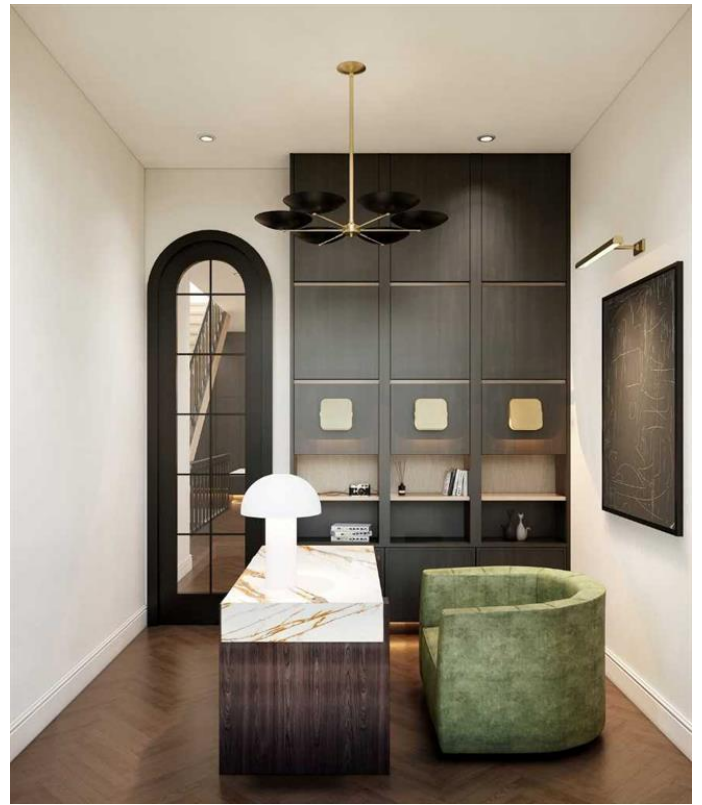
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Built-In Range, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Central, In Floor, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle



Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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