

# \$499,000 - 1514 25 Street, Didsbury

MLS® #A2212850

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,734 sqft

Residential on 0.11 Acres

NONE, Didsbury, Alberta

THIS COULD BE YOUR NEXT HOME!! And what an amazing NEW home this could be for you! This half duplex located in the Westhills of Didsbury boasts superior quality and lots of really nice features. First, you will appreciate the great curb appeal and front drive garage. Inside you will notice a large bright foyer with lots of space to welcome everyone. Step into the kitchen and you will admire the lovely QUARTZ COUNTERTOPS, large island with eating bar, BUTLERS PANTRY (AMAZING!!), plenty of soft close cabinets, TILED BACKSPLASH and upgraded STAINLESS STEEL APPLIANCES. The kitchen has lots of extras and will be a great place to gather. This is an open concept floor plan with higher ceilings so you will find the dining and living rooms are all easily accessible and a nice space for entertaining. There is also a 2 pc powder room on the main and access to the basement. Upstairs you will find the primary bedroom with LARGE WALK IN CLOSET and ensuite with QUARTZ DOUBLE VANITY and large WALK IN SHOWER. There are also 2 good sized secondary bedrooms-one with a desk nook, there's also a full bathroom, large linen closet and laundry room making this a really functional upper level. Head downstairs to the basement and there you will find a separate entrance and second furnace-a nice consideration for future development. This is an unfinished space- you could either use it for yourself or help supplement your mortgage. Outside there is a rear 10x12 deck, large



unfenced and unlandscaped yard ready for your finishing touches, future back lane (easement to follow), concrete sidewalks, side door for the basement, concrete driveway, single garage and 220 amp service (solar/electric cars?). This property is in a great area of town, close to parks and town amenities, and ready for you to move right into! You will be happy to call this superbly crafted place HOME!! Call today to book your showing!

Built in 2025

**Essential Information**

MLS® #	A2212850
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,734
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	1514 25 Street
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

**Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Garage Faces Front, See Remarks,

	Single Garage Attached, 220 Volt Wiring
# of Garages	1

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### Additional Information

Date Listed	April 19th, 2025
Days on Market	10
Zoning	R2

### Listing Details

Listing Office	RE/MAX ACA Realty
----------------	-------------------

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