

**129 25 Avenue NE**  
**Calgary, Alberta**

**MLS # A2281758**



**\$765,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Smart Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Call Seller Directly

Click brochure link for more details. TUXEDO PARK GEM | OVER 2100 SQ FT | EXTENSIVELY UPDATED. Welcome to this impeccable, MOVE-IN READY home in the heart of Tuxedo Park! Offering over 2100 sq ft of developed living space, this property blends inner-city convenience with peace of mind updates. MAIN FLOOR: Step inside to open-concept living featuring exotic Merbau hardwood floors and a cozy gas fireplace. The large kitchen is a chef's delight, boasting an over-sized island, a massive walk-in pantry, and upgraded appliances including a new Range (2022) and Fridge (2021). UPPER LEVEL: Retreat to the expansive Primary Bedroom featuring an entire wall of closet space and a sun-drenched ensuite with a skylight. Uniquely, this floor offers a 2nd large bedroom with its OWN private ensuite and walk-in closet—perfect for guests or family. Bonus: Convenient upper-level laundry hookups in the hallway closet. BASEMENT: The professionally developed lower level matches the upper floors in quality. It features a spacious Rec Room, a 3rd sizable bedroom (or gym), and a full 4pc bathroom. The large utility room offers TONS of storage and a second set of laundry hookups for ultimate flexibility. EXTERIOR & SYSTEMS: Enjoy the south-facing backyard on your top-quality composite deck (2020) or relax on the covered front porch (renovated 2023). Peace of Mind Updates: Brand New Roof & Skylights (2024), Low-maintenance landscaping (2024), New Carpets with warranty (2026), and New Washing Machine (2023). Tech & Efficiency: Nest Thermostat, Ring Security System, and Radon Test Pass (2024). HVAC inspected/serviced March 2025. Parking: Double detached garage with overhead storage and rear alley access. Located minutes from Confederation Park, this home offers the best mix of quality,

location, and value.