

**25, 12625 24 Street SW**  
**Calgary, Alberta**

**MLS # A2292017**



**\$424,900**

|                  |                                          |               |                   |
|------------------|------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Woodbine                                 |               |                   |
| <b>Type:</b>     | Residential/Five Plus                    |               |                   |
| <b>Style:</b>    | 2 Storey                                 |               |                   |
| <b>Size:</b>     | 1,349 sq.ft.                             | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 3                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                   |               |                   |
| <b>Lot Size:</b> | -                                        |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Front Yard |               |                   |

|                    |                               |                   |          |
|--------------------|-------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas       | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate              | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | \$ 543   |
| <b>Basement:</b>   | Full                          | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame      | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings |                   |          |

**Inclusions:** ALL INCLUSIONS AS-IS/ WHERE-IS

\*\*\*OFFERS MUST BE SUBMITTED BY 8am on Weds March 11\*\*\* DESIRABLE TIFFANY LANE! Steps to Fish Creek, Shopping, transit, and so much more! Welcome to one of the best locations in the complex. This immaculate end-unit home offers added privacy and beautiful park views from the living room. Step inside to a spacious main living area highlighted by soaring ceilings, a dramatic full-height brick fireplace (wood-burning), and a large bay window that fills the room with natural light while framing the green space beyond. The unique split-level layout creates an open, airy feel while still providing comfortable spaces for everyday living. Just a few steps up, the dining area connects seamlessly to the bright kitchen, featuring crisp white cabinetry, generous counter space, and a functional layout that makes cooking and entertaining easy. A sunshine ceiling adds additional natural light to the space. Upstairs, the home offers a generous primary bedroom with its own 3-piece ensuite, along with a second bedroom and full bathroom. Overlooking the living room below is a versatile upper family room that works perfectly as a home office, reading space, or TV area. The fully finished lower level adds valuable additional living space with a large recreation room, an extra bedroom, laundry area, and storage, offering flexibility for guests, teenagers, or extended family. The complex is well located with ample visitor parking, close to Bus Rapid Transit to downtown, Costco at Buffalo Run, schools, parks, playgrounds, and the pathways of Fish Creek Park. Commuting is easy with quick access to Anderson Road, the Ring Road and other major routes.