

**213 25 Avenue NE**  
**Calgary, Alberta**

**MLS # A2309875**



**\$524,886**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	862 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, Paved		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Quartz Counters		

**Inclusions:** N/A

Welcome to this fully renovated semi-detached 4-level split in the highly desirable community of Tuxedo Park. This move-in-ready home offers the perfect combination of modern updates, functional living space, and unbeatable inner-city convenience. Featuring 4 bedrooms and 3 full bathrooms, including a primary bedroom with a private 3-piece ensuite, this home is ideal for families, professionals, or investors. The bright and inviting main floor showcases quartz countertops, newer stainless steel appliances, and a spacious dining nook with a large window that fills the space with natural light. The fully developed basement includes a bedroom and laundry room, providing additional living flexibility. Enjoy the sunny south-facing fully fenced backyard backing onto a park and green space. The outdoor space also features two large storage sheds, a paved private parking pad, and convenient back alley access. Located close to shopping, schools, SAIT, the University of Calgary, multiple bus routes, and just minutes to downtown, this property offers exceptional value in one of Calgary's most sought-after inner-city communities.