

**124 25 Avenue NE**  
**Calgary, Alberta**

**MLS # A2319906**



**\$874,999**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,926 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<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>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

| Open House | Saturday, June 13th | 12&ndash;2pm | ENTERTAINER'S DREAM | OPEN CONCEPT INNER-CITY INFILL | FULLY DEVELOPED WALKOUT | DOUBLE GARAGE | TUXEDO PARK Some homes are built to live in. This one is built to gather in. Nestled in the heart of Tuxedo Park, one of Calgary's most sought-after inner-city communities, this stunning 2013-built half duplex delivers the kind of open, connected, light-filled main floor that buyers search years to find. The moment you walk in, you feel it. Nine foot ceilings on the main floor, warm hardwood flooring, custom plantation shutters, and a layout designed for real life where the kitchen, dining, and living spaces flow seamlessly into one another so no one is ever left out of the conversation. This is the home where people naturally end up in the kitchen, around the island, glass in hand, while others spill into the living room and it all just works. That kitchen is something special. A massive central island with eating bar, contemporary European cabinetry, abundant counter space and storage, full stainless steel appliance package including a gas stove. Everything a host needs and nothing they don't. Step through the French doors onto the deck and you have your outdoor BBQ space ready to go, extending the entertaining seamlessly outside. Upstairs, three bedrooms including a primary suite that earns the word retreat. A 5-piece ensuite with a stand-alone soaker tub, custom his and hers walk-in closet, and the kind of quiet you come home to after a long day. Upper floor laundry keeps the practical stuff where it belongs. The fully finished walkout basement adds a fourth bedroom, full bathroom, and a bright family room, perfect for guests, older kids, or a home office setup that actually has its own space. Outside, a landscaped yard with back lane access and a double detached garage round out a package that is

genuinely hard to find this close to downtown. Walk to Lina's Italian Market, local cafes, restaurants, and transit. Drive downtown in minutes. Tuxedo Park is the kind of neighborhood people move into and never want to leave. This is your chance.