

125 25 Avenue NW
Calgary, Alberta

MLS # A2340021



\$719,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,865 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

OPEN HOUSE CANCELLED!! Welcome to 125 25th Ave NW! This property is the best value in Tuxedo Park right now! Discover the perfect blend of style, comfort, and functionality in this beautifully maintained 4-bedroom, 3.5-bathroom semi-detached home nestled in the heart of desirable Tuxedo Park. From the moment you arrive, a welcoming front porch invites you into a space where modern elegance meets everyday convenience. Hardwood and sleek tile flooring flow seamlessly throughout the main level, leading you to an open-concept kitchen designed for both casual family living and entertaining. Imagine gathering around the stunning granite two-tiered island, surrounded by meticulously cared-for cabinetry and a walk-in pantry. The main floor's standout feature, a striking three-walled fireplace, creates a cozy focal point and connects effortlessly to the fully decked, sun-soaked, south-facing backyard. No more hauling laundry down the stairs; enjoy the ease of a main-floor laundry and mudroom conveniently located just off the back door. Looking for the perfect work-from-home space? A unique front office/den provides privacy and separation, making remote work a breeze. Upstairs, three spacious bedrooms await, including an impressive primary suite with multiple closet options, including a walk-in, and a luxurious 5-piece ensuite that offers a serene retreat at the end of your day. Two additional bedrooms and a 4-piece bathroom complete the upper level. The fully finished basement extends your living space with a generous rec room—ideal for family movie nights or a kids' play area—a large bedroom with a walk-in closet, and a 3-piece ensuite, perfect for guests or a growing family. Enjoy year-round comfort with Central Air Conditioning and the convenience of a double garage. Situated just steps from Centre Street, major

transit routes, and direct access to 16th Ave N, this location makes commuting and getting around the city a breeze. Don't miss your chance to call this exceptional Tuxedo Park residence home. Contact your Realtor today to book a private tour!