

448 25 Avenue NW
Calgary, Alberta

MLS # A2345265



\$775,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,787 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to a home designed for busy professionals who want more space, more flexibility, and a central Calgary location that keeps everyday life convenient. Offering approximately 1,787 sq. ft. above grade, 3 bedrooms, 3.5 bathrooms, and a fully developed basement, this Mount Pleasant home delivers room to work, entertain, recharge, and grow into. The bright, open main floor is designed for easy everyday living, with hardwood flooring, large windows, and a layout that flows naturally from one space to the next. At the heart of the home, the kitchen features white cabinetry, dark stone countertops, stainless-steel appliances, a gas range, and a generous island. Grab a quick coffee before the first meeting of the day, prep dinner while catching up with friends, or make the island the gathering spot when everyone comes over. The dining and family areas connect seamlessly to the backyard, creating an effortless extension of your entertaining space. Open the doors, fire up the barbecue, and enjoy evenings outside on the deck beneath the pergola. The fenced yard offers added privacy, whether you are starting the morning with coffee outside or hosting friends on a summer weekend. Upstairs, the primary bedroom provides a comfortable retreat with a walk-in closet and 5-piece ensuite. Two additional bedrooms offer valuable flexibility for guests, a dedicated home office, or whatever comes next. Convenient upper-floor laundry keeps everyday routines simple. The fully developed basement adds even more usable living space, featuring a recreation room, den, bar area, and 4-piece bathroom. Create a separate workspace for focused days at home, set up the ultimate movie or game-night space, accommodate overnight guests, or enjoy an additional entertaining area without sacrificing the main floor. Located in Calgary's established Mount Pleasant community,

this home offers the advantage of being close to downtown while still providing the feel of a residential neighbourhood. Parks, pathways, local shops, restaurants, and community amenities are within easy reach, giving you more ways to enjoy your time outside of work. Move-in ready and thoughtfully designed across every level, this is a home that fits the rhythm of professional life. Work from home when you need to, entertain when you want to, and enjoy having enough space to truly switch off at the end of the day. If you've been searching for a spacious home in Mount Pleasant with a developed basement and convenient access to central Calgary, this one deserves your attention.