

\$979,900 - 228 25 Avenue Ne, Calgary

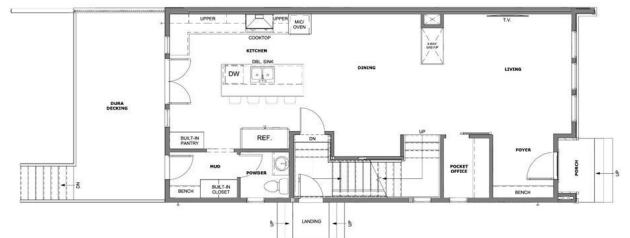
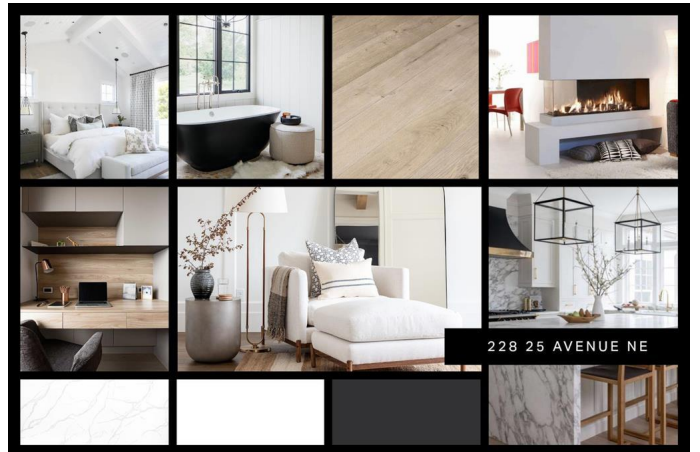
MLS® #A2095861

\$979,900

5 Bedroom, 4.00 Bathroom, 2,002 sqft
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

This is your opportunity to own a brand-new, luxurious SEMI-DETACHED INFILL with a WALK OUT BASEMENT 2-bedroom LEGAL BASEMENT SUITE (subject to permits & approval by the city) in peaceful and up-and-coming TUXEDO PARK! The open concept layout of this 2-storey, modern home is perfect for growing families or those looking for a great revenue opportunity. In your search for the perfect inner-city home in Calgary, the community of Tuxedo Park should be top of your list! With quiet, tree-lined streets and inner-city amenities a short drive (if not a walk) away, it's the perfect place to raise a family or enjoy a contemporary lifestyle. This ideal home is two blocks from convenient shopping and amenities along Centre St, Edmonton Trail, like Amandine Bakery, Lina's Italian Market, Rosso Coffee Roasters, Unimarket, and more! There are lots of little shops and restaurants along 16th Ave as well, with the Tuxedo Park Community Assoc, Winston Height Mountainview Community Assoc, Munro Park, and the Winston Heights Off Leash Area all within arms reach for great outdoor recreation options. At home during the day, work in the main private OFFICE with a barn door entrance and built-in desk on the main floor. Then, when it's time for dinner, the family can spread out in the spacious kitchen/dining room area with a large island with bar seating and glass doors leading you to the rear deck. Enjoy ceiling-height cabinets, quartz



countertops, and a full-height tile backsplash that is sure to suit your style. A built-in pantry provides ample storage space alongside the upper cabinets & lower drawers. The bright living room is a welcoming hub, with large, bright windows and share views of the impressive 3-way gas fireplace w/ the dining room. The rear mudroom features a bench & built-in closet, keeping everyone organized as they head in & out of the house. Upstairs, the primary suite enjoys a vaulted ceiling and large walk-in closet with built-in shelving, while the ensuite features a barn door entrance, heated floors, a freestanding soaker tub, a fully tiled shower with bench, and quartz counters. The upper floor also includes two secondary bedrooms with tray ceilings, a full laundry room with a folding counter & sink, the main bath 5-pc bath with dual vanity, and a built-in desk in the hallway along the stairwell for an additional workspace for you or the kids. Enter the lower level through the kitchen or a private, separate entrance off the side of the home. The 2-BED LEGAL BASEMENT SUITE (subject to permits & approvals by the city) features a full kitchen with ceiling-height cabinets, a built-in pantry, dual undermount sink, a fridge, electric range,dishwasher & island. Thereâ€™s also a spacious living room, a 4-pc modern bath, two good-sized bedrooms, in-suite laundry, and walkout access to a private covered patio with BBQ hook ups! Donâ€™t miss your chance to own new in this desirable inner-city neighbourhood in this incredible, modern home! *Under Construction & Customizable*

Built in 2024

Essential Information

MLS® #	A2095861
Price	\$979,900
Sold Price	\$977,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,002
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	228 25 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Y1

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	December 2nd, 2023
Date Sold	March 4th, 2024
Days on Market	93
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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