

\$859,900 - 428 25 Avenue Nw, Calgary

MLS® #A2153574

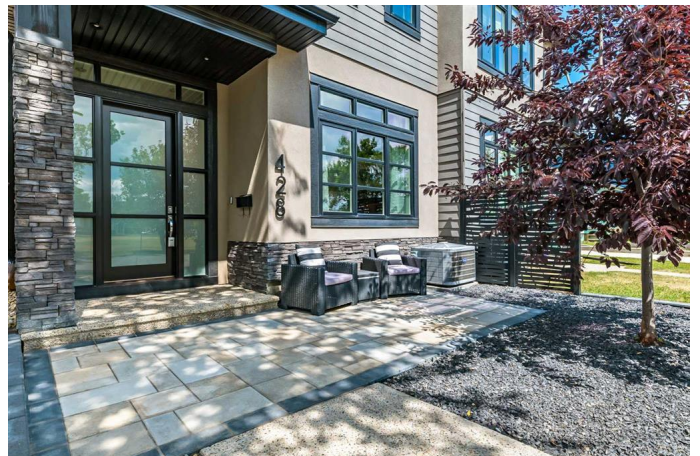
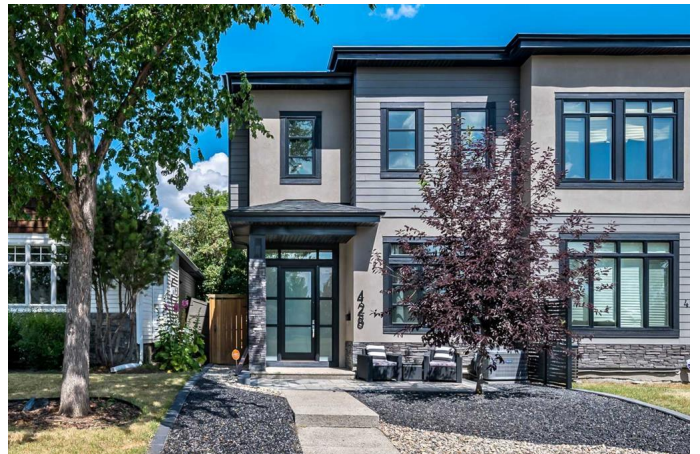
\$859,900

4 Bedroom, 4.00 Bathroom, 1,898 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

I am proud to present 428 25th Avenue N.W. in the desirable community of Mount Pleasant. With just over 2700 square feet of luxury living space, this gorgeous property has been lovingly cared for, professionally cleaned bi weekly, has had no pets or ever been smoked in and has had some beautiful and thoughtful upgrades over the past few years which I know you'll be impressed with. From the moment you walk through the front door, PRIDE OF OWNERSHIP IS EVIDENT. The home features an outstanding kitchen with a huge center island complete with a gas Electrolux Icon Cook Top, a massive Kenmore Elite S/S fridge, Kenmore Elite built in oven, built in Microwave and Kenmore Elite dishwasher. The Kitchen under mount sink has been upgraded to a high-end black stone with top of the line Delta faucet. The counters are all done in an elegant quartz. There is an abundance of cabinetry, under-counter lighting and upgraded, over the island light fixtures that are spectacular. The main floor also features hardwood floors throughout, a front flex room which would make either an awesome home office or formal dining room with sliding pocket french doors. Don't miss the main floor bar/fridge with upper and lower cabinets. The living room has a gas fireplace and wall mounted T.V. with garden doors to the back deck! There is also a separate additional eating area and you will appreciate the mud room at the back of the house when you come in from the garage. The upper level has 3



spacious bedrooms, a 4 piece bath, upper laundry and the PRIMARY SUITE has a fabulous ensuite with skylight, large soaker tub, dual vanity and glass enclosed shower. The walk-in closet is outstanding. Both bathrooms come complete with in floor heating. You will also be impressed with the height of all the doors, an outstanding feature!! The basement is fully finished with a large rec-room, loads of pot lights, 4th bedroom (being used as a home gym) a large storage room and another 4 piece bath. To finish this amazing space is a wet bar for all your entertainment needs. Here are some VERY NOTE WORTHY additions and upgrades the sellers have done recently. New Flooring on the second floor, 5" white oak hardwood floors, new carpet on the stairs, up and down, and luxury vinyl plank flooring in the basement. There is a newer Carrier Comfort 3 ton 15 seer air conditioning unit and humidifier. The deck and fence have just been re-stained, and last but not least THE FRONT YARD MAINTENANCE FREE LANDSCAPING Professionally designed and installed by Rockforte Scapes. There has been a significant financial investment made with these upgrades and you will not be disappointed. The back yard is huge and there is a double detached garage that has been drywalled and taped. You will not want to miss out on this very special home. It truly shows like a show home. It's MOVE IN READY AND WAITING FOR YOU.

Built in 2014

Essential Information

MLS® #	A2153574
Price	\$859,900
Sold Price	\$885,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,898
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	428 25 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2A7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2024
Date Sold	August 7th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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