

\$819,999 - 236 25 Avenue Nw, Calgary

MLS® #A2159411

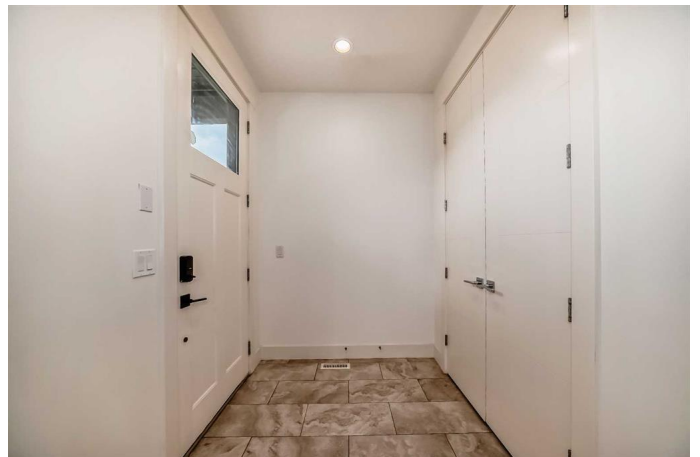
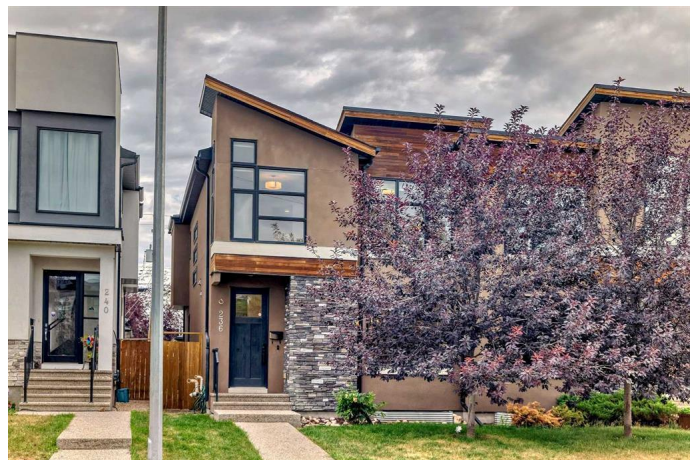
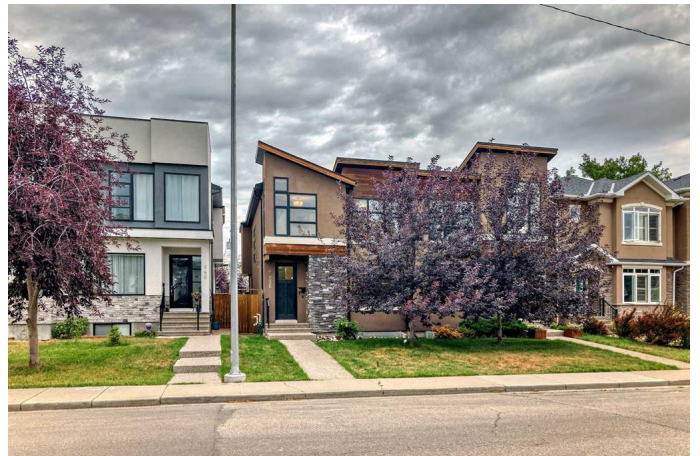
\$819,999

4 Bedroom, 4.00 Bathroom, 1,918 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

MASSIVE PRICE REDUCTION! Located on a QUIET TREE-LINED street in the heart of MOUNT PLEASANT right across from a LARGE GREENSPACE! This spectacular 4 BEDROOM, 4 BATHROOM, 2,685 sqft of luxury infill was designed to maximize sqft and provide a comfortable space while bringing in Thoughtful upgrades and sophisticated finishes. The kitchen features a LARGE KITCHEN with cabinet pullouts, QUARTZ countertops, drop-in GAS RANGE, and UPGRADED APPLIANCES. The inviting open-plan main level features large windows, high 10' ceilings, warm engineered hardwood floors, and built-in shelving and cabinetry with clean lines and zero clutter. The main level also has a large dining room, a living room, and a separate family room as well as a mud room and formal front entrance. Rest and relax in the impressive principal suite, including a large walk-in closet with built-in organization and a spa-like ensuite bathroom. The ENSUITE has in-floor heating, double sinks, an oversized STEAM SHOWER with RAIN HEAD, BODY SPRAYS, & a separate HANDHELD! Two additional large bedrooms with a TON OF WINDOWS, a full bathroom, and an OVERSIZED LAUNDRY ROOM WITH SINK complete the upper level. The lower level has a large family room including a ROOM for an 85" wall-mounted flat-screen TV, wet bar, and flanking wine racks, ideal for entertaining, movie night, playtime, or as a fitness space. A fourth



bedroom, 3-piece bathroom with a huge shower, storage room, closet, additional office space, and a utility room with storage space finish the lower level. Easily walk to CONFEDERATION PARK, several schools, green spaces, tennis courts, the OUTDOOR MT PLEASANT POOL, grocery stores, and the restaurants of 4th Street. Just five minutes to downtown and steps to some of Calgary's most notable restaurants, cafes, and shopping. There's easy access to YYC Airport, SAIT, hospitals, and several major thoroughfares. Don't miss this unique opportunity to experience inner-city living at its finest!

Built in 2014

Essential Information

MLS® #	A2159411
Price	\$819,999
Sold Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,918
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	236 25 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2M 2A5

Amenities

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features Closet Organizers, Stone Counters, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave Hood Fan, Refrigerator, Range Hood, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Playground, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 22nd, 2024

Date Sold November 22nd, 2024

Days on Market 92

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office Coldwell Banker Mountain Central

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.