

\$549,900 - 115 25 Avenue Nw, Calgary

MLS® #A2164407

\$549,900

3 Bedroom, 2.00 Bathroom, 787 sqft

Residential on 0.09 Acres

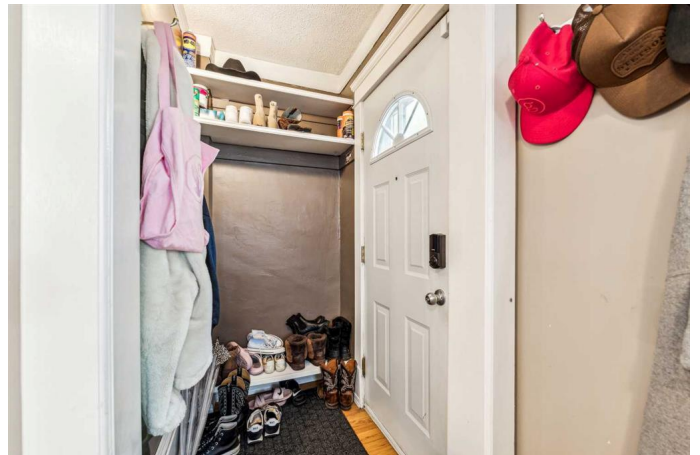
Tuxedo Park, Calgary, Alberta

Discover the unique charm and investment potential of this tastefully updated century home, showcasing a legal basement suite, sitting on a top a 33' x 120' R-C2 lot in the ever desirable Tuxedo Park!

Flooded with natural light, the main floor boasts a large living room at the front of the home with warm hardwood underfoot and tasteful turn of the century woodwork that frames the dining area and large kitchen space. The kitchen has had updates in the past and highlights luxury vinyl plank flooring, new lighting and clean white cabinets all while still maintaining the charm with the red brick remaining the focal point. This level highlights 2 bedrooms, a central full bath and its own separate laundry area.

Step out the back door of the kitchen onto your deck and enjoy your large, fully fenced south facing backyard offering a private space to enjoy with family, as well as a well appointed 3 car parking pad!

Heading to the lower level of the home, no stone has been left unturned. The bright legal 1 bedroom suite functions well showcasing low maintenance polished concrete floors, an open living room, dining room and kitchen and its own laundry room! The bedroom has a proper egress window letting in lots of daylight while the bathroom highlights a newly tiled shower and plenty of space for tenants to get ready for the day.



Whether you're looking to broaden your portfolio, house hack by living up and renting down, or simply buy and hold the land, the possibilities are endless. The property has been intentionally updated with the units being well maintained assuring that this will remain a stable turn key investment for years to come.

The location is truly unbeatable, with a wealth of shops, restaurants, schools and a very short commute to downtown enhancing the appeal for both tenants and future homeowners. Call for your private viewing today!

Built in 1912

Essential Information

MLS® #	A2164407
Price	\$549,900
Sold Price	\$545,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	787
Acres	0.09
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	115 25 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2A4

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Crown Molding, Laminate Counters, Open Floorplan, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 20th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Boutique Real Estate Group Inc.
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