# \$1,149,000 - 215 25 Avenue Nw, Calgary

MLS® #A2198942

## \$1,149,000

5 Bedroom, 4.00 Bathroom, 1,917 sqft Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Look at this curb appeal! And that's only the beginning of this immaculate, highly upgraded designer SEMI-DETACHED infill in Tuxedo Park! Over 2500 sq ft of living space across 5-BEDS, including a fully developed LEGAL 2-BED BASEMENT SUITE (subject to permits & approval by the city) w/ it's own private entrance & separate laundry! This sought after location offers an ideal location for families, w/ parks, schools, shopping, & amenities all around. The inside of this incredible home showcases engineered hardwood flooring, beginning in a lovely open, spacious front living room w/ an inset gas fireplace w/ tile surround, & large windows overlooking the front yard. A dedicated HOME OFFICE shares an open floorplan w/ the dining room and large, central kitchen, which features extensively upgraded custom cabinetry, an upgraded stainless steel appliance package, an oversized island w/ lots of bar seating, & an oversized built-in pantry! The kitchen is also flooded w/ natural light from the large sliding patio door for quick & seamless access to the SOUTH back deck w/ a gas line for a BBQ. There's also a mudroom w/ tile flooring, a custom built-in bench w/ hooks, & a walk-in closet that offers an easy transition outdoors & an elegant 2-pc powder room w/ a stylish vanity & undermount sink. Upstairs, the expansive primary suite features a sky-high vaulted ceiling welcoming you into this well-designed retreat, complete w/ PRIVATE BALCONY, a walk-in closet, & an





outstanding 5-pc ensuite w/ barn door entrance, modern vanity w/ dual sinks, a free-standing soaker tub, a fully tiled walk-in rain shower w/ bench, & heated tile floors. Two secondary bedrooms have walk-in closets & share access to the main 4-pc modern bath. A large, tiled laundry room features a quartz folding counter, & a linen closet in the hallway adds additional storage. With its own private, secure side entrance, the legal basement suite (subject to permits & approval by the city) is an excellent mortgage helper or mother-in-law suite w/ contemporary touches found in the rest of this upscale home. Luxury vinyl plank flooring runs throughout the suite across the spacious open-concept space. The modern kitchen features custom cabinetry, quartz countertops, an elegant backsplash, & a good-sized central island for even more counter space & storage. There's also a separate laundry, a sizeable 4-pc bathroom, & two bedrooms w/ built-in closets. Dual furnaces allow for a comfortable atmosphere for whoever enjoys this modern space. Don't miss this fantastic opportunity! \*Photos from similar project by the same builder, some finishes may vary\*

#### Built in 2025

#### **Essential Information**

MLS® # A2198942 Price \$1,149,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,917
Acres 0.07
Year Built 2025

Type Residential

Sub-Type Semi Detached

Style Side by Side, 2 Storey

Status Active

# **Community Information**

Address 215 25 Avenue Nw

Subdivision Tuxedo Park

City Calgary County Calgary Province Alberta Postal Code T2M 2A6

#### **Amenities**

**Parking Spaces** 2

**Double Garage Detached** Parking

2 # of Garages

#### Interior

Built-in Features, Chandelie Interior Features

Ceilings, Kitchen Island, O

Recessed Lighting,

Ceiling(s), Wired for Sound, Walk-In Closet(s)

**Appliances** Refrigerator, Oven-Built-In, Dishwasher, Garage Control(s), Gas

Cooktop, Microwave, Range Hood

Heating Forced Air, Natural Gas

Rough-In Cooling

Fireplace Yes

# of Fireplaces 1

**Fireplaces** Gas

Has Basement Yes

Basement Finished, Full, Suite

### **Exterior**

Exterior Features Private Yard

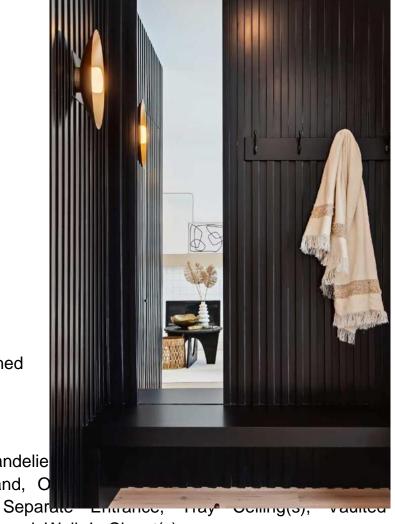
Lot Description Back Yard, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Wood Frame

Foundation **Poured Concrete** 

#### **Additional Information**



Date Listed March 9th, 2025

Days on Market 163
Zoning R-C2

# **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.