\$839,900 - 207 25 Avenue Nw, Calgary

MLS® #A2200591

\$839,900

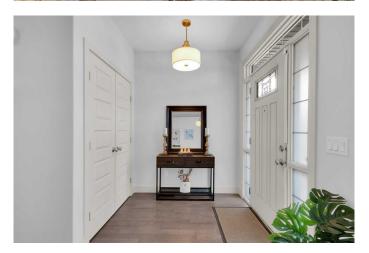
4 Bedroom, 4.00 Bathroom, 1,936 sqft Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

*** CENTRALLY LOCATED GEM! This beautifully expansive duplex home is designed to impress! This home truly stands out with its GENEROUS LIVING AREAS and THOUGHTFUL LAYOUT. Perfect for those who crave ROOM TO GROW and ROOM TO ENTERTAIN. Beautifully finished all 3 levels with an incredible floor plan to impress. SOUTH FACING BACKYARD and large North and South facing windows drape the home with natural lighting throughout. Excellent open floor plan with the main level den showcasing FRENCH DOORS, Large Kitchen Island and counters finished with lovely GRANITE, High-end STAINLESS STEEL appliances. Chic fireplace in the living room adjacent to the dining room is perfect for entertaining! The powder room completes this level. Skylight leads to the 2nd level with LARGE MASTER RETREAT, SPA LIKE ENSUITE, 2 additional generous bedrooms; all with WALK-IN CLOSETS, 4pc bath & laundry with sink, finish the upper level. The lower level was completed by the builder to the same level of excellence. Spacious entertainment room with fireplace, large 4th bedroom, lovely 4pc bathroom and 2 storage rooms; all together, providing over 2500 sqft of living space! Fully fenced, nicely landscaped, double garage, concrete walkways. LOCATION, LOCATION, LOCATION! Only steps to schools, shopping, restaurants, parks, pathways, Confederation park and golf course, the community pool, skating rink, downtown, transit and more! This







home offers the perfect blend of tranquility and accessibility; creating the IDEAL INNER CITY

LIFESTYLE! DON'T MISS THIS

OPPORTUNITY! Contact us today to book your private viewing! *** Seller Will refinish HARDWOOD floors Before possession***

Built in 2013

Essential Information

MLS® # A2200591 Price \$839,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,936

Acres 0.07

Year Built 2013

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Acreage with Residence, Side by Side

Status Active

Community Information

Address 207 25 Avenue Nw

Subdivision Tuxedo Park

City Calgary
County Calgary
Province Alberta
Postal Code T2M 2A6

Amenities

Parking Spaces 3

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Central Vacuum, French Door, Granite Counters, No Animal Home,

Open Floorplan

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Family Room, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 22

Zoning R-CG

Listing Details

Listing Office Century 21 Bravo Realty

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