

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

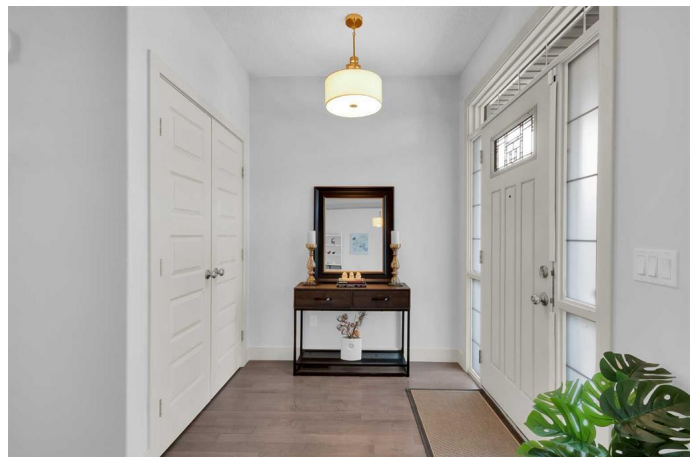
MLS® #A2200591

**\$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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