

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

MLS® #A2198942

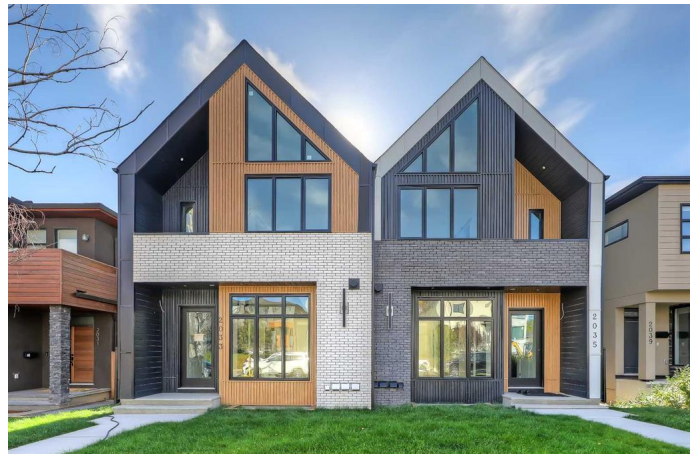
**\$1,149,000**

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/ its 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. Thereâ€™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. Donâ€™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
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandeliers, Ceilings, Kitchen Island, Open Concept, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Vaulted 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
Cooling	Rough-In
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	165
Zoning	R-C2

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.