



45 25 Avenue SW
Calgary, Alberta

MLS # A2317977



\$838,800

Division:	Erlton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: None.

Outstanding renovations have just been completed on this stunning detached home in the highly desirable community of Erlton. Located just steps from the Elbow River pathways, C-Train station, the vibrant Mission district, shopping, restaurants, Stampede Park, and downtown Calgary, this property offers an exceptional inner-city lifestyle with unparalleled convenience. Surrounded by executive homes in one of Calgary's most sought-after neighbourhoods, this residence has been extensively rebuilt, with everything new except the original framing and foundation. The exterior showcases James Hardie Board siding, new windows, new Trex decking on both the front porch and rear deck, a new roof, and new fencing, delivering outstanding curb appeal and low-maintenance durability. Inside, the beautifully designed kitchen features custom cabinetry, quartz countertops, and quality appliances with full warranty. The spacious main-floor living and dining areas are filled with natural light from large windows, while engineered hardwood flooring adds warmth and sophistication throughout. Upstairs, the impressive primary retreat offers generous proportions and thoughtful design, complemented by a second bedroom or home office, a full bathroom, and convenient upper-level laundry. The large rear parking pad provides ample off-street parking and offers excellent potential for the future construction of an oversized garage. Combining timeless character with the comfort, efficiency, and peace of mind of a virtually new home, this exceptional Erlton property is truly move-in ready and waiting for its next owner to enjoy.