



406 25 Avenue NW  
Calgary, Alberta

MLS # A2319714



**\$850,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,868 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained 2-storey home in the heart of Mount Pleasant. Offering 1,868 square feet of thoughtfully designed living space, this 4-bedroom home perfectly balances timeless appeal with comfortable family living. Step inside to soaring high ceilings and beautiful hardwood floors that flow throughout the main level. The spacious layout features a formal living room, a cozy family room, a dedicated dining area, and an impressive kitchen. The kitchen is a true centerpiece with a large island perfect for entertaining, quartz countertops, and floor-to-ceiling cabinetry that maximizes storage while creating a bright, airy feel. A convenient 2-piece bathroom completes the main floor. Upstairs, the primary bedroom offers a private retreat with a generous walk-in closet and a luxurious ensuite bathroom featuring a double vanity, separate soaker tub, and glass shower. Two additional well-sized bedrooms and a full bathroom provide ample space for family or guests. The fully developed basement is an entertainer's dream, boasting a large recreation room and a stylish wet bar — ideal for movie nights, game days, or hosting friends. The fourth bedroom provides flexibility for guests, a home office, or additional family space. Outside, enjoy a private backyard perfect for summer BBQs and relaxation. The double garage offers secure parking and extra storage. Best of all, this home sits directly across from a green space, with easy access to top-rated schools, public transit, and vibrant downtown amenities. This rare combination of space, quality finishes, and unbeatable location makes this Mount Pleasant home one you won't want to miss. Schedule your showing today!