



GRASSROOTS
REALTY GROUP

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125 25 Avenue NW
Calgary, Alberta

MLS # A2327025



\$745,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,865 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

OPEN HOUSE SUNDAY AUGUST 9TH FROM 10-12PM Discover the perfect blend of style, comfort, and functionality in this beautifully maintained 4-bedroom, 3.5-bathroom semi-detached home nestled in the heart of desirable Tuxedo Park. From the moment you arrive, a welcoming front porch invites you into a space where modern elegance meets everyday convenience. Hardwood and sleek tile flooring flow seamlessly throughout the main level, leading you to an open-concept kitchen designed for both casual family living and entertaining. Imagine gathering around the stunning granite two-tiered island, surrounded by meticulously cared-for cabinetry and a walk-in pantry. The main floor's standout feature, a striking three-walled fireplace, creates a cozy focal point and connects effortlessly to the fully decked, sun-soaked, south-facing backyard. No more hauling laundry down the stairs; enjoy the ease of a main-floor laundry and mudroom conveniently located just off the back door. Looking for the perfect work-from-home space? A unique front office/den provides privacy and separation, making remote work a breeze. Upstairs, three spacious bedrooms await, including an impressive primary suite with multiple closet options, including a walk-in, and a luxurious 5-piece ensuite that offers a serene retreat at the end of your day. Two additional bedrooms and a 4-piece bathroom complete the upper level. The fully finished basement extends your living space with a generous rec room—ideal for family movie nights or a kids' play area—a large bedroom with a walk-in closet, and a 3-piece ensuite, perfect for guests or a growing family. Enjoy year-round comfort with Central Air Conditioning and the convenience of a double garage. Situated just steps from Centre Street, major transit routes, and direct access to 16th Ave N, this

location makes commuting and getting around the city a breeze. Don't miss your chance to call this exceptional Tuxedo Park residence home. Contact your Realtor today to book a private tour!