

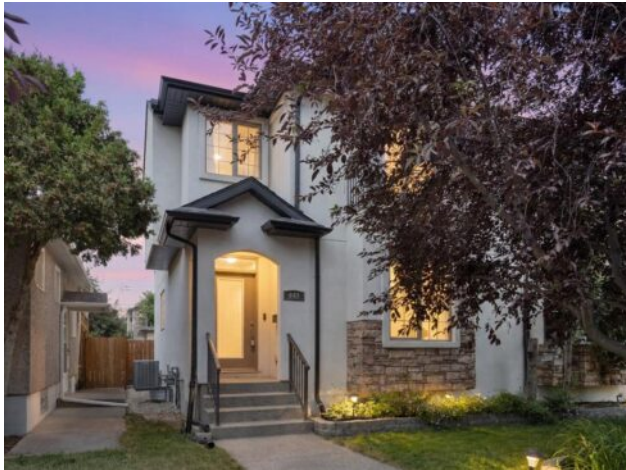


GRASSROOTS
REALTY GROUP

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448 25 Avenue NW
Calgary, Alberta

MLS # A2330802



\$825,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,787 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	none		

This home is made for busy days, easy evenings, and weekends spent with friends. With approximately 1,787 sq. ft. above grade, three bedrooms, three and a half bathrooms, and a fully developed basement, there is space to spread out without losing the comfortable, connected feel that makes a home easy to live in. The main floor is bright, open, and ready for everyday life. Hardwood flooring and large windows bring warmth throughout, while the layout gives you room to host without everyone feeling crowded. The kitchen sits at the centre of it all, with white cabinetry, dark stone counters, stainless-steel appliances, a gas range, plenty of storage, and a large island that naturally becomes the gathering spot. It is perfect for quick breakfasts, working with a coffee nearby, sharing takeout, or opening a bottle of wine while dinner is on the stove. The dining and family areas flow toward the backyard, making summer entertaining feel effortless. Open the doors, fire up the barbecue, and move the evening out to the large deck and pergola. The fenced yard offers privacy and enough space to relax, garden, or spend a quiet afternoon outside. Upstairs, the primary bedroom gives you a comfortable place to recharge, complete with a walk-in closet and spacious five-piece ensuite. Two additional bedrooms can easily become guest rooms, offices, creative spaces, or a mix of all three. Upper-floor laundry keeps the practical side of life simple. The developed basement adds even more flexibility, with a large recreation room, den, bar area, four-piece bathroom, storage, and utility space. Set it up for movie nights, game days, workouts, overnight guests, or a separate work-from-home zone when you need a little more quiet. Located in Mount Pleasant, the home keeps you close to downtown while still giving you the feel of an established neighbourhood. Parks, pathways, local

shops, restaurants, and everyday amenities are all within easy reach, making it simple to get where you need to go and still enjoy time at home. Warm, stylish, and built for real life, this is a home that works just as well for a quiet Monday night as it does for a full house on Saturday.