



GRASSROOTS
REALTY GROUP

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140 25 Avenue NE
Calgary, Alberta

MLS # A2347023



\$635,000

Division:	Tuxedo Park		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,176 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Door Opener, Paved, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Urban living at its finest! This beautifully designed CORNER UNIT townhome is LOCATED IN A SELF-MANAGED TRIPLEX in sought-after Tuxedo Park. Offering abundant natural light, high ceilings, large windows, and high-end finishes, this home combines style, privacy, and functionality. The main floor features a bright, open-concept living space with a modern fireplace. The chef-inspired kitchen highlights quartz countertops, premium stainless steel appliances, custom cabinetry, and a beautiful eating bar, ideal for gatherings and everyday living. Upstairs offers two spacious vaulted bedrooms, each with access to a full bathroom for added privacy and comfort. The primary bedroom features a walk-in closet and private ensuite, while the upper level also includes convenient laundry. The fully developed basement includes a bedroom, full bathroom, and spacious recreation area. Enjoy a private outdoor living space and PRIVATE NON-SHARED GARAGE. Ideally located close to parks, greenspace, schools, shopping, restaurants, transit, major routes, and downtown Calgary. A fantastic opportunity for low-density inner-city living in desirable Tuxedo Park.