

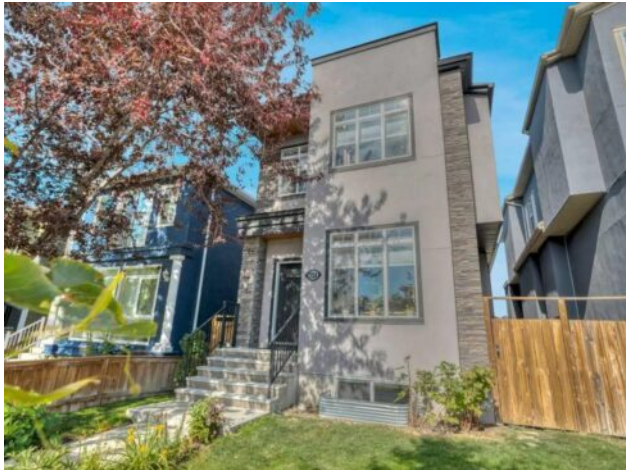


GRASSROOTS
REALTY GROUP

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254 25 Avenue NE
Calgary, Alberta

MLS # A2347800



\$975,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: NA

OPEN HOUSE SATURDAY SEPT 26 2026 12-230 PM / Welcome to this beautiful, modern home in sought-after Tuxedo Park. Located just minutes from the downtown core, this elegant inner-city property offers unparalleled access to boutique shops, cafés, restaurants, specialty markets, and transit. Inside, the bright and open-concept design is loaded with premium features, boasting 9-foot ceilings throughout and soaring vaulted ceilings that create the perfect atmosphere for both daily living and upscale entertaining. Spacious Living: A total of 4 bedrooms, including three on the upper level and one on the lower level. Primary Retreat: Features dramatic vaulted ceilings, a large walk-in closet with custom built-ins, and a beautiful spa-like ensuite. Upper-Level Convenience: Includes a large, versatile bonus living area, a dedicated laundry room, and a full main bathroom. Premium Finishes: Showcases hand-scribed Canadian maple hardwood floors on the main level, a bright and spacious main floor den, elegant crown molding, custom cabinetry, and granite countertops. Modern Comforts: Equipped with central air conditioning and an energy-efficient appliances and an instant hot water system. Exceptional Outdoor & Lower-Level Living: The home features unique, seamless indoor-outdoor living spaces. Separate entrances lead to both a main-floor deck - perfectly situated just off the kitchen for Barbequing and a lower-level, covered walkout courtyard designed for a hot tub or private lounging area. The expansive basement is currently styled as a home gym but easily transforms into a family entertainment centre, media room, or secondary living space. Undeniably superb value in one of Calgary's premier inner-city neighborhoods. Don't miss this opportunity - this home is a must-see!

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