

\$1,149,000 - 215 25 Avenue Nw, Calgary

MLS® #A2198942

\$1,149,000

5 Bedroom, 4.00 Bathroom, 1,917 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Look at this curb appeal! And thatâ€™s only the beginning of this immaculate, highly upgraded designer SEMI-DETACHED infill in Tuxedo Park! Over 2500 sq ft of living space across 5-BEDS, including a fully developed LEGAL 2-BED BASEMENT SUITE (subject to permits & approval by the city) w/ itâ€™s own private entrance & separate laundry! This sought after location offers an ideal location for families, w/ parks, schools, shopping, & amenities all around. The inside of this incredible home showcases engineered hardwood flooring, beginning in a lovely open, spacious front living room w/ an inset gas fireplace w/ tile surround, & large windows overlooking the front yard. A dedicated HOME OFFICE shares an open floorplan w/ the dining room and large, central kitchen, which features extensively upgraded custom cabinetry, an upgraded stainless steel appliance package, an oversized island w/ lots of bar seating, & an oversized built-in pantry! The kitchen is also flooded w/ natural light from the large sliding patio door for quick & seamless access to the SOUTH back deck w/ a gas line for a BBQ. Thereâ€™s also a mudroom w/ tile flooring, a custom built-in bench w/ hooks, & a walk-in closet that offers an easy transition outdoors & an elegant 2-pc powder room w/ a stylish vanity & undermount sink. Upstairs, the expansive primary suite features a sky-high vaulted ceiling welcoming you into this well-designed retreat, complete w/ PRIVATE BALCONY, a walk-in closet, & an



outstanding 5-pc ensuite w/ barn door entrance, modern vanity w/ dual sinks, a free-standing soaker tub, a fully tiled walk-in rain shower w/ bench, & heated tile floors. Two secondary bedrooms have walk-in closets & share access to the main 4-pc modern bath. A large, tiled laundry room features a quartz folding counter, & a linen closet in the hallway adds additional storage. With its own private, secure side entrance, the legal basement suite (subject to permits & approval by the city) is an excellent mortgage helper or mother-in-law suite w/ contemporary touches found in the rest of this upscale home. Luxury vinyl plank flooring runs throughout the suite across the spacious open-concept space. The modern kitchen features custom cabinetry, quartz countertops, an elegant backsplash, & a good-sized central island for even more counter space & storage. Thereâ€™s also a separate laundry, a sizeable 4-pc bathroom, & two bedrooms w/ built-in closets. Dual furnaces allow for a comfortable atmosphere for whoever enjoys this modern space. Donâ€™t miss this fantastic opportunity!

Photos from similar project by the same builder, some finishes may vary

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2198942 |
| Price | \$1,149,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,917 |
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |

| | |
|----------|------------------------|
| Sub-Type | Semi Detached |
| Style | Side by Side, 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 215 25 Avenue Nw |
| Subdivision | Tuxedo Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 2A6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Chandeliers, Ceilings, Kitchen Island, Open Concept, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Wired for Sound, Walk-In Closet(s) |
| Appliances | Refrigerator, Oven-Built-In, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood |
| Heating | Forced Air, Natural Gas |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information



| | |
|----------------|-----------------|
| Date Listed | March 9th, 2025 |
| Days on Market | 149 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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