



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

625 25 Avenue NW
Calgary, Alberta

MLS # A2240150



\$825,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,804 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Stone Counters

Inclusions: Front entry way : Mirror, floating shelfLiving room : 2 floating shelves, tv wall mountTv wall mount in basementBuilt in Speakers (As is - hasn't been used by the seller and can't confirm if they work or not)Security system (As is - no current contract in place and hasn't been used by the seller)

**** OPEN HOUSE CANCELLED **** | 2592 SQFT DEVELOPED | CANOPIED TREE LINED STREET | PROFESSIONALLY LANDSCAPED | 10 MINUTES TO DOWNTOWN | Full of charm and flooded with natural light, this 4-bedroom. 3.5-bath Mount Pleasant home is not your typical infill. Nestled on one of the community's most beautiful tree-lined streets, it's easy to forget that you're living in the inner city. Oversized windows flood the open layout with sunlight, showcasing quality building materials with rich hardwood floors, classic wainscoting, and thoughtful design throughout. Enjoy the welcoming kitchen with large pantry, ample counter space and custom cabinetry, opening to a spacious dining room and bright living room. Upstairs, your primary retreat awaits with vaulted ceilings, a spacious walk in closet, and an ensuite featuring a clawfoot tub, expansive double shower, and in-floor heating. Two additional bedrooms, a full bathroom, and a conveniently located laundry room with extra storage complete the upper level. The fully developed basement includes an oversized bedroom with walk in closet, full bathroom, and a generous family room. Outside, enjoy a professionally landscaped south-facing backyard oasis, with a double detached garage and soon to be paved back alley. Just steps from Confederation Park, the Mount Pleasant outdoor pool, local coffee shops and restaurants, and only 10 minutes to downtown, this home offers incredible value on one of Mount Pleasant's most coveted streets! Additionally, note multiple upgraded appliances, including dishwasher and stove in 2020, New fridge in 2023, and new microwave over the range 2025.