



GRASSROOTS
REALTY GROUP

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129 25 Avenue NE
Calgary, Alberta

MLS # A2281758



\$765,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Smart Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Call Seller Directly		

Click brochure link for more details. TUXEDO PARK GEM | OVER 2100 SQ FT | EXTENSIVELY UPDATED. OPEN HOUSE: Sat & Sun, 10am - 3pm. Welcome to this impeccable, MOVE-IN READY home in the heart of Tuxedo Park! Offering over 2100 sq ft of developed living space, this property blends inner-city convenience with peace of mind updates. MAIN FLOOR: Step inside to open-concept living featuring exotic Merbau hardwood floors and a cozy gas fireplace. The large kitchen is a chef's delight, boasting an over-sized island, a massive walk-in pantry, and upgraded appliances including a new Range (2022) and Fridge (2021). UPPER LEVEL: Retreat to the expansive Primary Bedroom featuring an entire wall of closet space and a sun-drenched ensuite with a skylight. Uniquely, this floor offers a 2nd large bedroom with its OWN private ensuite and walk-in closet—perfect for guests or family. Bonus: Convenient upper-level laundry hookups in the hallway closet. BASEMENT: The professionally developed lower level matches the upper floors in quality. It features a spacious Rec Room, a 3rd sizable bedroom (or gym), and a full 4pc bathroom. The large utility room offers TONS of storage and a second set of laundry hookups for ultimate flexibility. EXTERIOR & SYSTEMS: Enjoy the south-facing backyard on your top-quality composite deck (2020) or relax on the covered front porch (renovated 2023). Peace of Mind Updates: Brand New Roof & Skylights (2024), Low-maintenance landscaping (2024), New Carpets with warranty (2026), and New Washing Machine (2023). Tech & Efficiency: Nest Thermostat, Ring Security System, and Radon Test Pass (2024). HVAC inspected/serviced March 2025. Parking: Double detached garage with overhead storage and rear alley access. Located minutes from Confederation Park, this home offers the best mix of quality,

location, and value.