



131 25 Avenue NE
Calgary, Alberta

MLS # A2300858



\$774,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,522 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, Skylight(s), Stone Counters, Walk-In Closet(s)		

Inclusions: Hot Tub & Equipment, Rock Wall & Attachments. Negotiable: Doorbell Camera/Exterior Cameras

Inner City Living! From the moment you arrive, there's a sense of character here, a place that has been thoughtfully designed & upgraded in all the right ways. The front porch invites you in, creating that first impression of a home that balances comfort with everyday practicality. A bright front living room offers a cozy place to unwind, anchored by a GAS FIREPLACE that brings warmth through Calgary's colder months. The central dining area connects everything naturally, creating an easy rhythm for both daily meals and hosting. At the back of the home you'll find the most spacious kitchen. With STAINLESS STEEL APPLIANCES, a LARGE PANTRY, spacious stone countertops, and loads of cabinets & pot drawers, it's as functional as it is inviting. IN-FLOOR HEAT in the kitchen adds an extra layer of comfort you'll appreciate every single morning. Just beyond, the mudroom becomes one of those features you quickly realize you cannot live without, especially during Calgary winters, offering a practical drop zone with direct access to the rear patio. A 2 pc powder room completes this level. For those looking for something a little different, the rock climbing wall in the stairwell adds a unique and playful feature that can stay or be removed to suit your style. Upstairs, the layout continues to support a variety of lifestyles. The primary bedroom is positioned at the rear, creating a quiet retreat with ENSUITE access to the stunning full bathroom featuring dual sinks, soaker tub, walk-in shower, & skylight! At the front, two additional bedrooms offer flexibility. Laundry is conveniently located upstairs with a brand new washer & dryer. The fully finished basement extends the living space in a way that adapts to your needs. A large REC ROOM becomes whatever you need it to be, from movie nights to a home gym or play area. An additional

bedroom and full bathroom create a comfortable setup for guests, older children, or multi-generational living. There is also ample storage and utility space to keep everything organized behind the scenes. This home comes with upgrades that make a real difference day to day, including a NEWER FURNACE and AC, both installed just two years ago. Outside, the HOT TUB adds a layer of relaxation that turns your backyard into a private retreat, while the single detached garage provides convenience and storage. Living in Tuxedo Park means being part of one of Calgary's most connected and established inner-city communities. You are minutes from downtown, surrounded by local cafes, parks, schools, and everyday amenities that make life easier and more enjoyable. It's a neighbourhood where mature trees line the streets, where you can walk or bike everywhere, and where a strong sense of community continues to thrive. Come see it for yourself and imagine how it fits into your next chapter.