



256 25 Avenue NE  
Calgary, Alberta

MLS # A2301213



**\$995,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,065 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Str		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Other, See Remarks	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access, Cable Connected, Electricity C
<b>Features:</b>	Bar, Bookcases, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	N/A		

Well-maintained detached home in the desirable community of Tuxedo, offering a functional layout and excellent access to inner-city amenities. Ideally located near parks, transit, schools, and daycares, this home provides a strong balance of convenience and livability. This property is unique compared to inner city infills as the lot is slightly wider than usual featuring 9 foot ceilings on main and top floor. The property features 4 bedrooms (3 upstairs, 1 below grade), 3 full bathrooms, and 1 half bath. The fully developed walkout basement offers additional flexible space for guests, family, or recreation. The open-concept main floor is filled with natural light and designed for both everyday living and entertaining. The upper level includes a spacious primary bedroom with a walk-in closet and ensuite, along with two additional bedrooms, a full bathroom, and a flex space. The laundry room is also conveniently located on the upper level. Enjoy outdoor living with an upper patio and direct access from the walkout level.