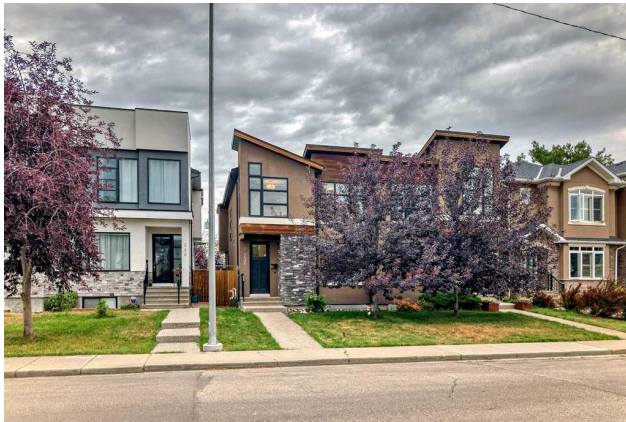


236 25 Avenue, Calgary T2M 2A5

MLS®#: **A2159411** Area: **Tuxedo Park** Listing Date: **08/22/24** List Price: **\$869,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,918**
 Low Sqft:
 Ttl Sqft: **1,918**

DOM

27
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Playground,Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Microwave Hood Fan,Range Hood,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|-----------------|------------------|----------|---------------|
| Living Room | Main | 13`5" x 14`6" | Kitchen | Main | 17`5" x 13`2" |
| 2pc Bathroom | Main | 4`11" x 5`2" | Mud Room | Main | 11`9" x 4`0" |
| Bedroom - Primary | Upper | 12`7" x 13`0" | Bedroom | Upper | 14`5" x 9`11" |
| Bedroom | Upper | 12`1" x 9`9" | 4pc Bathroom | Upper | 8`7" x 5`0" |
| Laundry | Upper | 8`8" x 6`1" | 5pc Ensuite bath | Upper | 16`3" x 6`11" |
| Game Room | Basement | 18`11" x 18`11" | 4pc Bathroom | Basement | 9`3" x 6`9" |
| Bedroom | Basement | 19`5" x 19`3" | Foyer | Main | 13`7" x 8`4" |

