

236 25 Avenue, Calgary T2M 2A5

Utilities:

MLS®#: **A2159411** Area: **Tuxedo Park** Listing **08/22/24** List Price: **\$819,999**

Date: Status: Active County: Calgary Change:

General Information

Lot Shape:

Prop Type: Residential
Sub Type: Semi Detached (Half

-\$30k. 01-Nov

 Duplex)
 Finished Floor Area

 City/Town:
 Calgary

 Abv Sqft:
 1,918

Association: Fort McMurray

DOM

Layout

4 (3 1)

2

3.5 (3 1)

2 Storey, Side by Side

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

90

 Year Built:
 2014
 Low Sqft:

 Lot Information
 Ttl Sqft:
 1.918

Lot Sz Ar: 3,003 sqft

Access:

Lot Feat: Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Stone, Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: Playground, Private Yard Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt: **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)

Room Information

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

Storage Basement 13`5" x 5`5"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C2

Legal Desc: 2617AG

Remarks

Pub Rmks:

MASSIVE PRICE REDUCTION! Located on a QUIET TREE-LINED street in the heart of MOUNT PLEASANT right across from a LARGE GREENSPACE! This spectacular 4 BEDROOM, 4 BATHROOM, 2,685 sqft of luxury infill was designed to maximize sqft and provide a comfortable space while bringing in Thoughtful upgrades and sophisticated finishes. The kitchen features a LARGE KITCHEN with cabinet pullouts, QUARTZ countertops, drop-in GAS RANGE, and UPGRADED APPLIANCES. The inviting open-plan main level features large windows, high 10' ceilings, warm engineered hardwood floors, and built-in shelving and cabinetry with clean lines and zero clutter. The main level also has a large dining room, a living room, and a separate family room as well as a mud room and formal front entrance. Rest and relax in the impressive principal suite, including a large walk-in closet with built-in organization and a spa-like ensuite bathroom. The ENSUITE has in-floor heating, double sinks, an oversized STEAM SHOWER with RAIN HEAD, BODY SPRAYS, & a separate HANDHELD! Two additional large bedrooms with a TON OF WINDOWS, a full bathroom, and an OVERSIZED LAUNDRY ROOM WITH SINK complete the upper level. The lower level has a large family room including a ROOM for an 85" wall-mounted flat-screen TV, wet bar, and flanking wine racks, ideal for entertaining, movie night, playtime, or as a fitness space. A fourth bedroom, 3-piece bathroom with a huge shower, storage room, closet, additional office space, and a utility room with storage space finish the lower level. Easily walk to CONFEDERATION PARK, several schools, green spaces, tennis courts, the OUTDOOR MT PLEASANT POOL, grocery stores, and the restaurants of 4th Street. Just five minutes to downtown and steps to some of Calgary's most notable restaurants, cafes, and shopping. There's easy access to YYC Airport, SAIT, hospitals, and several major thoroughfares. Don't miss this unique opportunity to experience inner-city living at its finest!

Inclusions: N/A

Property Listed By: Coldwell Banker Mountain Central

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















