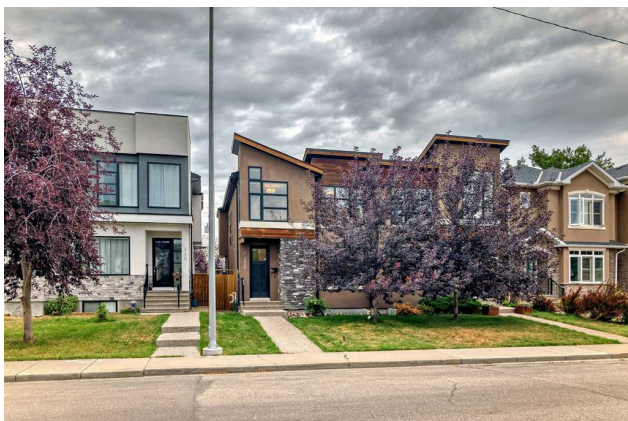


236 25 Avenue, Calgary T2M 2A5

MLS®#: **A2159411** Area: **Tuxedo Park** Listing Date: **08/22/24** List Price: **\$819,999**  
 Status: **Active** County: **Calgary** Change: **-\$30k, 01-Nov** 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

**90**  
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"  |











