



THE
A-TEAM

**RE/MAX
FIRST**

123 25 Avenue, Calgary T2E 1X9

MLS®#: **A2187208** Area: **Tuxedo Park** Listing Date: **01/15/25** List Price: **\$850,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **2,886 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped**
 Park Feat: **Double Garage Detached,Insulated**

Finished Floor Area

Abv Sqft: **1,949**
 Low Sqft:
 Ttl Sqft: **1,949**

DOM

7
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**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**
 Construction: **Concrete,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Chandelier,Double Vanity,French Door,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	11`1" x 11`5"	Kitchen	Main	13`5" x 10`7"
Dining Room	Main	13`3" x 9`6"	Living Room	Main	11`4" x 16`2"
2pc Bathroom	Main		Bedroom - Primary	Second	15`0" x 12`6"
Laundry	Second	5`5" x 7`4"	Bedroom	Second	11`6" x 9`1"
Bedroom	Second	11`1" x 13`1"	5pc Ensuite bath	Second	
4pc Bathroom	Second		Game Room	Lower	18`8" x 19`3"

Bedroom **Lower** **8`6" x 12`3"** **4pc Bathroom** **Lower**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
Legal Desc: **2617AG**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY & SUNDAY - 12PM TO 3PM. Welcome to 123 25th Avenue NE, a luxurious gem in the desirable community of Tuxedo Park. This meticulously maintained home blends elegance, functionality, and timeless charm. The inviting front yard has concrete stairs leading up the oversized covered porch with stone pillars welcoming you into a beautifully designed interior. The freshly painted home opens to a lovely home office with French doors and wide-plank hardwood flooring spanning throughout the main level. The gourmet kitchen boasts bright quartz countertops, rich maple cabinetry in an espresso color, a spacious pantry, a central island, and high-end stainless-steel appliances, including a new fridge (2022) and dishwasher (2024). The kitchen flows seamlessly into the living room, featuring expansive casement windows and a custom gas fireplace surrounded by built-in shelving. The south-facing courtyard-styled backyard is perfect for entertaining, offering a concrete patio with a gas line, a fabulous mature tree, and access to the insulated double-car garage. Upstairs, the luxurious primary retreat includes a spa-inspired ensuite with vaulted ceilings, a skylight, a jetted soaker tub, a glass shower with designer floor-to-ceiling tile, a double quartz vanity, and a walk-in closet with custom built-ins. Two additional bedrooms with walk-in closets, a full bathroom, and a convenient laundry room with new washer and dryer (2023) complete the upper level. The fully developed lower level offers a cozy family room with a second gas fireplace, a spacious bedroom, a full bathroom, and a bonus room wired with Ethernet (2022). Additional updates include new hardwood and basement carpet (2020), air conditioning (2021), and a backyard window well covering (2022). Renowned for its lush green spaces, Tuxedo Park provides residents with access to various parks, pathways, and recreational opportunities while being within NINE MINUTES to downtown! The community park serves as a central hub for outdoor activities, while nearby Confederation Park offers scenic pathways, picnic areas, and a beloved winter skating rink, making it a year-round haven for outdoor enthusiasts. Families are drawn to the area for its excellent selection of schools and strong sense of community, enhanced by regular events hosted by the active community association. With boutique shops, charming cafes, and upscale restaurants along Centre Street and Edmonton Trail, plus convenient access to major retail destinations like Deerfoot City and Market Mall, Tuxedo Park truly has it all. Schedule your private showing today!**

Inclusions: **TV wall mounts**
Property Listed By: **Coldwell Banker Mountain Central**

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













