



THE
A-TEAM

**RE/MAX
FIRST**

207 25 Avenue, Calgary T2M 2A6

MLS®#: **A2200591**

Area: **Tuxedo Park**

Listing Date: **03/13/25**

List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 28-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,936

Year Built:

2013

Low Sqft:

Lot Information

Ttl Sqft:

1,936

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

23

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Acreage

with

Residence,Attached-

Side by Side

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Back Lane

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Central Vacuum,French Door,Granite Counters,No Animal Home,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 12`4"
Dining Room	Main	11`3" x 6`11"
2pc Bathroom	Main	5`0" x 4`11"
5pc Ensuite bath	Upper	16`1" x 7`9"
Bedroom	Upper	13`10" x 11`5"
Laundry	Upper	7`3" x 6`2"
Bedroom	Basement	11`6" x 10`10"

Room	Level	Dimensions
Kitchen	Main	13`6" x 10`7"
Den	Main	11`5" x 11`2"
Bedroom - Primary	Upper	14`10" x 11`10"
Bedroom	Upper	11`8" x 9`1"
4pc Bathroom	Upper	8`5" x 4`11"
Family Room	Basement	19`3" x 17`6"
4pc Bathroom	Basement	10`5" x 4`11"

Storage	Basement	10`1" x 4`11"	Walk-In Closet	Upper	6`11" x 6`6"
			Legal/Tax/Financial		

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

Pub Rmks: ***** CENTRALLY LOCATED GEM! This beautifully expansive duplex home is designed to impress! This home truly stands out with its GENEROUS LIVING AREAS and THOUGHTFUL LAYOUT. Perfect for those who crave ROOM TO GROW and ROOM TO ENTERTAIN. Beautifully finished all 3 levels with an incredible floor plan to impress. SOUTH FACING BACKYARD and large North and South facing windows drape the home with natural lighting throughout. Excellent open floor plan with the main level den showcasing FRENCH DOORS, Large Kitchen Island and counters finished with lovely GRANITE, High-end STAINLESS STEEL appliances. Chic fireplace in the living room adjacent to the dining room is perfect for entertaining! The powder room completes this level. Skylight leads to the 2nd level with LARGE MASTER RETREAT, SPA LIKE ENSUITE, 2 additional generous bedrooms; all with WALK-IN CLOSETS, 4pc bath & laundry with sink, finish the upper level. The lower level was completed by the builder to the same level of excellence. Spacious entertainment room with fireplace, large 4th bedroom, lovely 4pc bathroom and 2 storage rooms; all together, providing over 2500 sqft of living space! Fully fenced, nicely landscaped, double garage, concrete walkways. LOCATION, LOCATION, LOCATION! Only steps to schools, shopping, restaurants, parks, pathways, Confederation park and golf course, the community pool, skating rink, downtown, transit and more! This home offers the perfect blend of tranquility and accessibility; creating the IDEAL INNER CITY LIFESTYLE! DON'T MISS THIS OPPORTUNITY! Contact us today to book your private viewing! *** Seller Will refinish HARDWOOD floors Before possession*****

Inclusions: N/A
 Property Listed By: **Century 21 Bravo Realty**

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













