

256 25 Avenue NE
Calgary, Alberta

MLS # A2301213



\$995,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	Water:	Public
Floors:	Carpet, Other, See Remarks	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Cable Connected, Electricity C
Features:	Bar, Bookcases, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Well-maintained detached home in the desirable community of Tuxedo, offering a functional layout and excellent access to inner-city amenities. Ideally located near parks, transit, schools, and daycares, this home provides a strong balance of convenience and livability. This property is unique compared to inner city infills as the lot is slightly wider than usual featuring 9 foot ceilings on main and top floor. The property features 4 bedrooms (3 upstairs, 1 below grade), 3 full bathrooms, and 1 half bath. The fully developed walkout basement offers additional flexible space for guests, family, or recreation. The open-concept main floor is filled with natural light and designed for both everyday living and entertaining. The upper level includes a spacious primary bedroom with a walk-in closet and ensuite, along with two additional bedrooms, a full bathroom, and a flex space. The laundry room is also conveniently located on the upper level. Enjoy outdoor living with an upper patio and direct access from the walkout level.