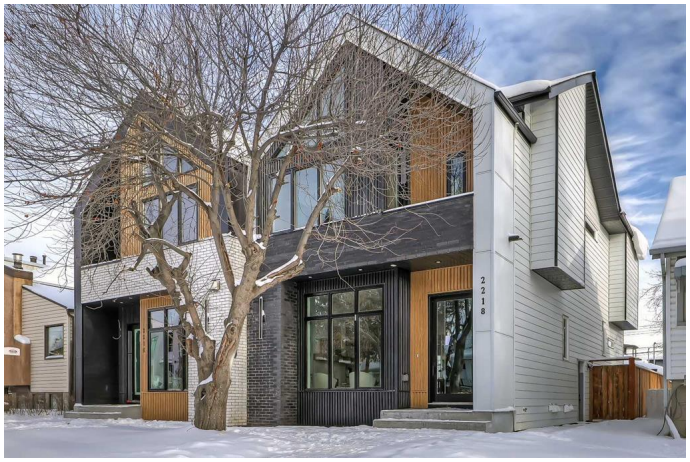
$1,149,000 - 215 25 Avenue Nw, Calgary

MLS® #A2198942

$1,149,000
5 Bedroom, 4.00 Bathroom, 1,917 sqft
Residential on 0.07 Acres



Tuxedo Park, Calgary, Alberta

Look at this curb appeal! And thatâ€™s only the beginning of this immaculate, highly upgraded designer SEMI-DETACHED infill in Tuxedo Park! Over 2500 sq ft of living space across 5-BEDS, including a fully developed LEGAL 2-BED BASEMENT SUITE (subject to permits & approval by the city) w/ itâ€™s own private entrance & separate laundry! This sought after location offers an ideal location for families, w/ parks, schools, shopping, & amenities all around. The inside of this incredible home showcases engineered hardwood flooring, beginning in a lovely open, spacious front living room w/ an inset gas fireplace w/ tile surround, & large windows overlooking the front yard. A dedicated HOME OFFICE shares an open floorplan w/ the dining room and large, central kitchen, which features extensively upgraded custom cabinetry, an upgraded stainless steel appliance package, an oversized island w/ lots of bar seating, & an oversized built-in pantry! The kitchen is also flooded w/ natural light from the large sliding patio door for quick & seamless access to the SOUTH back deck w/ a gas line for a BBQ. Thereâ€™s also a mudroom w/ tile flooring, a custom built-in bench w/ hooks, & a walk-in closet that offers an easy transition outdoors & an elegant 2-pc powder room w/ a stylish vanity & undermount sink. Upstairs, the expansive primary suite features a sky-high vaulted ceiling welcoming you into this well-designed retreat, complete w/ PRIVATE BALCONY, a walk-in closet, & an

outstanding 5-pc ensuite w/ barn door entrance, modern vanity w/ dual sinks, a free-standing soaker tub, a fully tiled walk-in rain shower w/ bench, & heated tile floors. Two secondary bedrooms have walk-in closets & share access to the main 4-pc modern bath. A large, tiled laundry room features a quartz folding counter, & a linen closet in the hallway adds additional storage. With its own private, secure side entrance, the legal basement suite (subject to permits & approval by the city) is an excellent mortgage helper or mother-in-law suite w/ contemporary touches found in the rest of this upscale home. Luxury vinyl plank flooring runs throughout the suite across the spacious open-concept space. The modern kitchen features custom cabinetry, quartz countertops, an elegant backsplash, & a good-sized central island for even more counter space & storage. Thereâ€™s also a separate laundry, a sizeable 4-pc bathroom, & two bedrooms w/ built-in closets. Dual furnaces allow for a comfortable atmosphere for whoever enjoys this modern space. Donâ€™t miss this fantastic opportunity! *Photos from similar project by the same builder, some finishes may vary*

Built in 2025

Essential Information

MLS® #	A2198942
Price	$1,149,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,917
Acres	0.07
Year Built	2025
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	215 25 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2A6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelie… Ceilings, Kitchen Island, O… Separate Entrance, Tray … Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Recessed Lighting
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2025
Days on Market	99
Zoning	R-C2

Listing Details

Listing Office	RE/MAX House of Real Estate

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