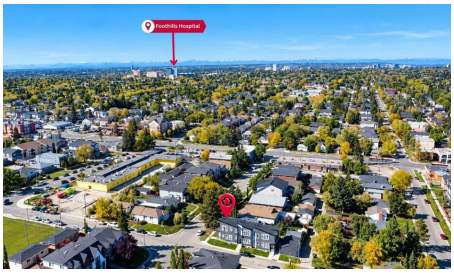
140 25 Avenue NE

Calgary | Active | MLS® A2347023

$635,000









Bedrooms	Bathrooms	Year Built	Living area
3	4	2025	1,176.37 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Urban living at its finest! This beautifully designed CORNER UNIT townhome is LOCATED IN A SELF-MANAGED TRIPLEX in sought-after Tuxedo Park. Offering abundant natural light, high ceilings, large windows, and high-end finishes, this home combines style, privacy, and functionality.

The main floor features a bright, open-concept living space with a modern fireplace. The chef-inspired kitchen highlights quartz countertops, premium stainless steel appliances, custom cabinetry, and a beautiful eating bar, ideal for gatherings and everyday living.

Upstairs offers two spacious vaulted bedrooms, each with access to a full bathroom for added privacy and comfort. The primary bedroom features a walk-in closet and private ensuite, while the upper level also includes convenient laundry.

The fully developed basement includes a bedroom, full bathroom, and spacious recreation area. Enjoy a private outdoor living space and PRIVATE NON-SHARED GARAGE.

Ideally located close to parks, greenspace, schools, shopping, restaurants, transit, major routes, and downtown Calgary. A fantastic opportunity for low-density inner-city living in desirable Tuxedo Park.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347023
Bedrooms	3
Bathrooms	4
Year Built	2025
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,176.37 sq. ft.
Condo Fee:	$300.00
Condo Fee Includes:	Insurance, Parking, Reserve Fund Contributions
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit, No One Above, No One Below
Total Rooms Above Grade:	5
Year built:	2025 (Age: 1)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	2512216
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank

Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Garage Door Opener, Paved, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Tuxedo Park
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval, None Known
Pets Allowed:	Cats OK, Dogs OK, Yes
Main Floor	Dining Room · 11'4" × 9'7" ·
Main Floor	Kitchen · 11'4" × 8'9" ·
Main Floor	Living Room · 13'3" × 10'9" ·
2nd Floor	Bedroom · 17'5" × 10'4" ·
2nd Floor	Bedroom - Primary · 13'11" × 11'4" ·
Basement	Bedroom · 9'5" × 9'5" ·
Basement	Game Room · 14'2" × 13'5" ·

Basement	Furnace/Utility Room · 10'7" × 6'8" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Corner Lot, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/140-25-avenue-ne-calgary-a2347023/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.