241 25 Avenue NE

Calgary | Active | MLS® A2332543

$650,000









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**1947**	**824.42 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Rare inner-city opportunity on a 50' × 120' lot in Tuxedo Park. Character bungalow of approx. 824 sq. ft. above grade with one bedroom, bright kitchen, dining area, spacious living room, mudroom, a four-piece bathroom, and plenty of basement storage (plus a laundry/bathrm down). Warm wood accents, exposed beams, updated flooring and a feature fireplace give the home an inviting, individual character. The established yard includes mature landscaping, garden space, rear deck and front-drive access.

The standout feature is the oversized detached garage and workshop. Measuring approximately 26' × 30', this substantial space is ideal for woodworking, fabrication, restoration projects, studio use, storage or the buyer who needs far more than a conventional garage. The workshop offers high ceilings, a wide overhead door, extensive work areas and room for tools, equipment and projects. Secure enclosed yard provides additional flex space for work or recreation. Live in the existing home, renovate, hold as an investment, or investigate future redevelopment potential. Conveniently located near downtown, transit, schools and Centre Street amenities. Properties like this are difficult to find. A rare opportunity combining an inner-city location, a functional residence and an exceptional workshop.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332543
Bedrooms	1
Bathrooms	2
Year Built	1947
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	824.42 sq. ft.

Main Level Finished Area:	824.42 sq. ft.
Below Grade Finished Area:	60.4 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	4
Year built:	1947 (Age: 79)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	2617AG
Heating:	Forced Air, Natural Gas
Basement:	Partial, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas, Living Room, Stone
Garage:	Yes
Garage Spaces:	5
Parking:	Double Garage Detached, Heated Garage, Oversized
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Tuxedo Park
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	all permanent fixtures
Restrictions:	None Known
Main Floor	Bedroom · 11'9" × 7'2" ·
Main Floor	Dining Room · 11'7" × 9'2" ·
Main Floor	Kitchen · 14'4" × 9'6" ·
Main Floor	Living Room · 19'8" × 11'9" ·
Basement	Furnace/Utility Room · 19'2" × 16'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Beamed Ceilings, Ceiling Fan(s), Jetted Tub, Open Floorplan, Storage
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Landscaped, Level, Rectangular Lot
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jul 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/241-25-avenue-ne-calgary-a2332543/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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