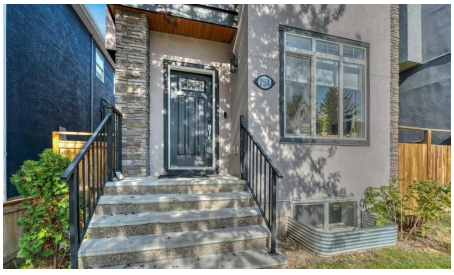
254 25 Avenue NE

Calgary | Active | MLS® A2347800

$975,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2015**	**2,072.99 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Jaymz Town Real Estate

A closer look

Welcome to this beautiful, modern home in sought-after Tuxedo Park. Located just minutes from the downtown core, this elegant inner-city property offers unparalleled access to boutique shops, cafés, restaurants, specialty markets, and transit. Inside, the bright and open-concept design is loaded with premium features, boasting 9-foot ceilings throughout and soaring vaulted ceilings that create the perfect atmosphere for both daily living and upscale entertaining. Spacious Living: A total of 4 bedrooms, including three on the upper level and one on the lower level. Primary Retreat: Features dramatic vaulted ceilings, a large walk-in closet with custom built-ins, and a beautiful spa-like ensuite. Upper-Level Convenience: Includes a large, versatile bonus living area, a dedicated laundry room, and a full main bathroom. Premium Finishes: Showcases hand-scribed Canadian maple hardwood floors on the main level, a bright and spacious main floor den, elegant crown molding, custom cabinetry, and granite countertops. Modern Comforts: Equipped with central air conditioning and an energy-efficient appliances and an instant hot water system. Exceptional Outdoor & Lower-Level Living: The home features unique, seamless indoor-outdoor living spaces. Separate entrances lead to both a main-floor deck - perfectly situated just off the kitchen for Barbequing and a lower-level, covered walkout courtyard designed for a hot tub or private lounging area. The expansive basement is currently styled as a home gym but easily transforms into a family entertainment centre, media room, or secondary living space. Undeniably superb value in one of Calgary’s premier inner-city neighborhoods. Don't miss this opportunity - this home is a must-see!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347800
Bedrooms	4
Bathrooms	4
Year Built	2015
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:	2 Storey
Total Living Area:	2,072.99 sq. ft.
Main Level Finished Area:	1,007.13 sq. ft.
Upper Level Finished Area:	1,065.86 sq. ft.
Below Grade Finished Area:	893.27 sq. ft.
Acreage:	No
Lot Area:	3,175 sq. ft.
Lot Frontage:	26'5"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2015 (Age: 11)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1513156
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Great Room, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northeast
Community:	Tuxedo Park
Appliances:	Gas Cooktop, Instant Hot Water, Oven-Built-In, Refrigerator, Washer/Dryer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Kitchen · 15'4" × 11' ·
Main Floor	Dining Room · 17'6" × 14'2" ·
Main Floor	Den · 10'6" × 10'6" ·
Main Floor	Living Room · 19'2" × 13'9" ·
2nd Floor	Bedroom - Primary · 17'7" × 13' ·
2nd Floor	Bedroom · 12'6" × 11' ·
2nd Floor	Bedroom · 11'8" × 9'9" ·
2nd Floor	Bonus Room · 17'7" × 9'11" ·
Basement	Game Room · 27'3" × 16'4" ·
Basement	Bedroom · 14' × 12'2" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Exterior Features:	Balcony, Covered Courtyard, Lighting, Private Yard
Patio And Porch Features:	Covered, Deck, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/254-25-avenue-ne-calgary-a2347800/

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