

# \$779,900 - 206 25 Avenue Ne, Calgary

MLS® #A2208846

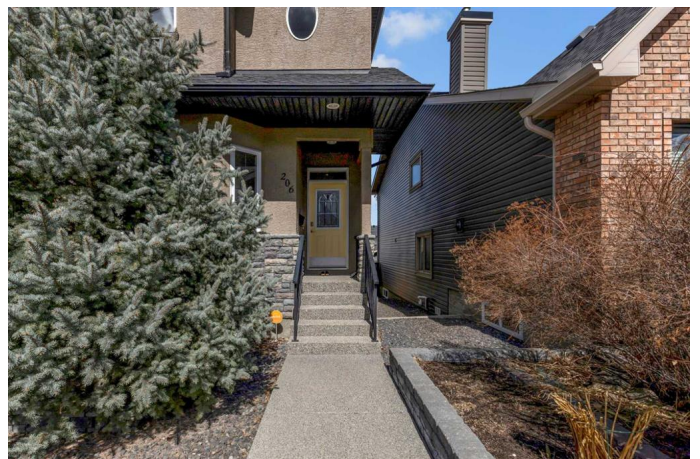
**\$779,900**

4 Bedroom, 4.00 Bathroom, 1,794 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

**WALK-OUT BASEMENT INNER CITY LIVING AT ITS FINEST! | LOW MAINTENANCE LANDSCAPING | MOVE-IN READY! | LUXURY FEATURES |** Welcome to 206 25

Ave in the heart of TUXEDO PARK! This wonderfully appointed home features >2,500 sqft of living space in an open floor plan with 4 bedrooms and 3.5 bathrooms. **HARDWOOD FLOORS** throughout the main, carpeted upper, and **CORK** flooring easy on the feet in the walkout basement. The front living room is framed with a stone gas-burning fireplace with a **SOLID WOOD** mantle for wonderful evening conversations over a glass of wine. Tucked behind the entryway wall is the **PRIVATE** dining room, and a chef's kitchen at the rear of the home. This kitchen is **PERFECT** for entertaining and cooking up a feast around the long island, gas stove, accent tiled backsplash, solid wood cabinetry, and stainless steel appliances. A **QUIET READING SPACE** is tucked behind the kitchen, providing privacy for that morning coffee off the back patio overlooking the yard. Upstairs, you're greeted with **THREE** bedrooms and a main bath. The **GENEROUS** primary bedroom features **HIS** and **HERS** closet spaces, **PLENTY** of windows, and a lead into the spa-like en-suite. A standing shower, jetted tub, make-up counter and vanity with built-in storage ties it all together for an inviting space you'll never want to leave! The basement features the final bedroom and a renovated bathroom with custom niche and tiled walls.



The mechanical room doubles as a hobby / workbench area with plenty of room for storage, water heater was UPDATED IN 2022. Open to the WALKOUT, the living area for the FAMILY TO GATHER around for movie nights in or to watch that Sunday football game! Easy access to the garage from there. LOW MAINTENANCE LANDSCAPING surrounds the entire property, and backyard features COBBLESTONE PATIO for a fire pit. The garage is extremely well-maintained, outfitted with shelving units ready to go! This home is MOVE-IN READY for the summer, and is located in the coveted inner-city neighborhood of Tuxedo Park. Playgrounds, parks, a short walk from Confederation Park, the Winston Golf Club, with easy access onto Deerfoot Trail, 16th Avenue, Centre Street and Edmonton Trail! BOOK YOUR PRIVATE SHOWING TODAY!

Built in 2003

### Essential Information

MLS® #	A2208846
Price	\$779,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,794
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	206 25 Avenue Ne
Subdivision	Tuxedo Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Y1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Yard, Awning(s), Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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