

# \$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. There'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. Don'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, Chandeliers, Ceilings, Kitchen Island, Open Concept, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound  
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 18

Zoning R-C2

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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