



## 215 25 Avenue Calgary Alberta

\$1,149,000

Look at this curb appeal! And that'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/ it'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. There'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...

Bedroom 13.50 Ft x 10.50 Ft

Bedroom 10.17 Ft x 10.00 Ft

Kitchen 10.17 Ft x 8.50 Ft

Living room 15.00 Ft x 11.67 Ft

Laundry room 6.42 Ft x 5.33 Ft

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Primary Bedroom 15.00 Ft x 12.25 Ft

Other 8.42 Ft x 6.33 Ft

Bedroom 11.75 Ft x 11.00 Ft

Bedroom 11.00 Ft x 9.75 Ft

Laundry room 8.42 Ft x 5.50 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Living room 15.00 Ft x 10.58 Ft

Kitchen 18.00 Ft x 14.33 Ft

Dining room 11.00 Ft x 9.00 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available