



## 236 25 Avenue Calgary Alberta

\$879,999

Located on a QUIET TREE-LINED street in the heart of MOUNT PLEASANT right across from a LARGE GREENSPACE! This spectacular 4 BEDROOM, 4 BATHROOM, 2,685 sqft of luxury infill was designed to maximize sqft and provide a comfortable space while bringing in Thoughtful upgrades and sophisticated finishes. The kitchen features a LARGE KITCHEN with cabinet pullouts, QUARTZ countertops, drop-in GAS RANGE, and UPGRADED APPLIANCES. The inviting open-plan main level features large windows, high 10' ceilings, warm engineered hardwood floors, and built-in shelving and cabinetry with clean lines and zero clutter. The main level also has a large dining room, a living room, and a separate family room as well as a mud room and formal front entrance. Rest and relax in the impressive principal suite, including a large walk-in closet with built-in organization and a spa-like ensuite bathroom. The ENSUITE has in-floor heating, double sinks, an oversized STEAM SHOWER with RAIN HEAD, BODY SPRAYS, & a separate HANDHELD! Two additional large bedrooms with a TON OF WINDOWS, a full bathroom, and an OVERSIZED LAUNDRY ROOM WITH SINK complete the upper level. The lower level has a large family room including a ROOM for an 85" wall-mounted flat-screen TV, wet bar, and flanking wine racks, ideal for entertaining, movie night, playtime, or as a fitness space. A fourth bedroom, 3-piece bathroom with a huge shower, storage room, closet, additional office space, and a utility room with storage space finish the lower level. Easily walk to CONFEDERATION PARK, several schools, green spaces, tennis courts, the OUTDOOR MT PLEASANT POOL, grocery stores, and the restaurants of 4th Street. Just five minutes to downtown and steps to some of Calgary's most notable restaurants, cafes, and shopping. There's easy access to YYC Airport, SAIT, hospitals, and several major thoroughfares. Don't miss this unique opp...

Recreational, Games room 18.92 Ft x 18.92 Ft

4pc Bathroom 9.25 Ft x 6.75 Ft

Bedroom 19.42 Ft x 19.25 Ft

Storage 13.42 Ft x 5.42 Ft

Living room 13.42 Ft x 14.50 Ft

Foyer 13.58 Ft x 8.33 Ft

Primary Bedroom 12.58 Ft x 13.00 Ft

Bedroom 14.42 Ft x 9.92 Ft

Bedroom 12.08 Ft x 9.75 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Kitchen 17.42 Ft x 13.17 Ft  
2pc Bathroom 4.92 Ft x 5.17 Ft  
Other 11.75 Ft x 4.00 Ft

Laundry room 8.67 Ft x 6.08 Ft  
5pc Bathroom 16.25 Ft x 6.92 Ft