



140 25 Avenue Calgary Alberta

\$635,900

Experience refined inner-city living in this brand new, never-lived-in luxury home in Tuxedo Park, one of Calgary's most desirable inner-city communities. This modern 2-storey offers 3 bedrooms (2+1), 3.5 bathrooms, and 1,169 sq. ft. above grade, plus a fully developed basement -- designed for elevated family living and sophisticated entertaining. A single detached garage adds convenience while preserving the charm of the classic inner-city streetscape. The main floor showcases contemporary design with large windows that flood the space with natural light, waterproof luxury vinyl plank flooring, modern lighting, and an open-concept layout tailored for today's lifestyle. The living room features a sleek electric fireplace, creating a warm and stylish focal point -- perfect for Calgary winters. The chef-inspired kitchen highlights quartz countertops, premium stainless steel appliances, custom moisture-resistant cabinetry, and a beautiful eating bar -- ideal for gatherings and everyday luxury. Upstairs offers two spacious vaulted bedrooms, each with access to a full bathroom for added privacy and comfort. The upper level also includes a convenient laundry with a steam function for both the washer and dryer. The fully developed basement expands your living space with a third bedroom, a full bathroom, and an elegant family room -- perfect for guests or a home office. Enjoy a fully fenced, low-maintenance backyard and a prime location just minutes from downtown, top-rated schools, parks, shopping, transit, and major routes. Book your private showings today! (id:6769)

Family room 13.33 Ft x 10.33 Ft
Bedroom 9.25 Ft x 9.25 Ft
Living room 12.00 Ft x 10.67 Ft
Kitchen 11.17 Ft x 8.92 Ft
Dining room 9.67 Ft x 7.33 Ft
2pc Bathroom 5.08 Ft x 4.92 Ft
Primary Bedroom 11.42 Ft x 10.17 Ft

4pc Bathroom 7.67 Ft x 5.08 Ft
Bedroom 13.92 Ft x 11.25 Ft
Other 5.67 Ft x 4.25 Ft
3pc Bathroom 8.83 Ft x 6.83 Ft
Laundry room 3.92 Ft x 2.75 Ft
4pc Bathroom 8.25 Ft x 5.58 Ft

Listing Presented By:



Originally Listed by:
2% Realty

<http://sarahwuhomes.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca