



1514 25 Avenue Calgary Alberta

\$650,000

More space, more privacy, and a layout that feels more like a detached home than a typical townhome. Instead of the narrow layout most townhomes default to, the main floor is wide, bright and open, with the kitchen, dining and living spaces spanning a generous, well-connected floor plan. Elevated one level above the street, the main living area feels private, and from here you can experience the neighborhood without feeling like everyone's looking right back in. The kitchen is finished with crisp, clean cabinetry, quartz countertops, a gas range and an oversized island, with a custom built dining nook alongside made for everyday dinners, game nights and conversations that run later than planned. A fireplace with surrounding built-ins anchors the living room, a good place to settle in at the end of the day, and the south-facing balcony looks out toward the heritage homes across the street. Upstairs, the primary bedroom is especially spacious, with a large walk-in closet and private ensuite. Two additional bedrooms, a full bathroom and the laundry room round out the top floor, ideal for a family, or an office, nursery or guest room. Central air conditioning was added two years ago. You also get your own private driveway and an attached garage, with painted floors and finished walls, currently set up with a home gym while still leaving room for a vehicle. Pull in, close the garage door, and the city feels a little farther away. The street is quiet, with mature trees, no through traffic, and sits directly across from heritage homes that give the block extra character, the kind of inner-city street where you start to recognize the same faces on the sidewalk. A new children's park is being installed just across the street. Local favourites Starbucks and "Actually Pretty Good" Pizza are a one-minute walk away, while Our Daily Brett and IBU Restaurant are about five minute...

2pc Bathroom 5.08 Ft x 4.83 Ft

Foyer 6.83 Ft x 5.08 Ft

Hall 5.67 Ft x 17.42 Ft

Furnace 9.25 Ft x 6.83 Ft

Dining room 8.08 Ft x 11.17 Ft

Kitchen 14.00 Ft x 11.17 Ft

Living room 18.67 Ft x 15.33 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

4pc Bathroom 8.83 Ft x 9.33 Ft

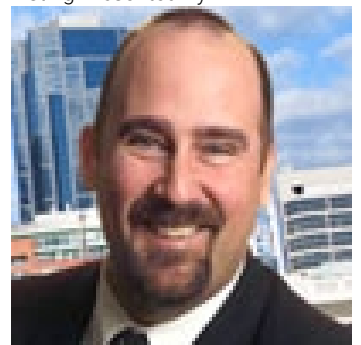
Bedroom 9.58 Ft x 11.33 Ft

Bedroom 12.08 Ft x 10.00 Ft

Primary Bedroom 12.75 Ft x 14.75 Ft

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Listing Presented By:



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Real Broker

RE/MAX Realty Professionals

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

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