



613 25 Avenue Calgary Alberta

\$675,000

Welcome to this charming two-storey residence set on a beautiful 25' x 120' level lot in one of Calgary's most desirable inner-city communities. Positioned on a quiet street surrounded by other distinguished homes, this property offers exceptional curb appeal and an elevated exterior presence that immediately captures the eye. The stone-accented entrance, durable Hardie board siding, and charming front porch with covered entry framed by the upper-level overhang create a timeless and refined first impression. Inside, the home offers a thoughtfully designed layout filled with natural light. Expansive windows throughout both the main and upper levels allow sunshine to pour into every space, enhancing the warmth and character of the interior. The sunken living room, highlighted by bay windows overlooking the peaceful street, adds architectural depth and charm. At the rear of the home, south-facing windows illuminate the kitchen and dining areas with beautiful natural light throughout the day. The upgraded kitchen showcases stone countertops, quality cabinetry, and elegant crown molding finishes, blending comfort and sophistication. Hardwood and tile flooring enhance the main living areas, while the upper level includes carpet, offering future owners the opportunity to personalize finishes to their taste. Upstairs features two generously sized bedrooms, including a spacious primary retreat complete with a large pass-through closet leading to a private 4-piece ensuite. The ensuite is designed as a true retreat, featuring a standalone soaker tub alongside a glass-encased tiled shower. A second full 4-piece bathroom complements the upper level, along with a third room ideal for a home office, nursery, or flexible living space. A classic laundry chute adds both character and convenience, directing linens to the main-floor laundry room below. The outdoor setting is equally impre...

2pc Bathroom 6.92 Ft x 4.92 Ft

Breakfast 9.92 Ft x 14.50 Ft

Dining room 12.67 Ft x 13.50 Ft

Kitchen 7.50 Ft x 11.17 Ft

Living room 13.92 Ft x 20.00 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

4pc Bathroom 8.17 Ft x 8.00 Ft

Bedroom 16.00 Ft x 12.75 Ft

Office 7.58 Ft x 8.08 Ft

Primary Bedroom 16.00 Ft x 18.50 Ft

Other 8.17 Ft x 7.00 Ft

Listing Presented By:



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