

# \$825,000 - 250 25 Avenue Ne, Calgary

MLS® #A2220563

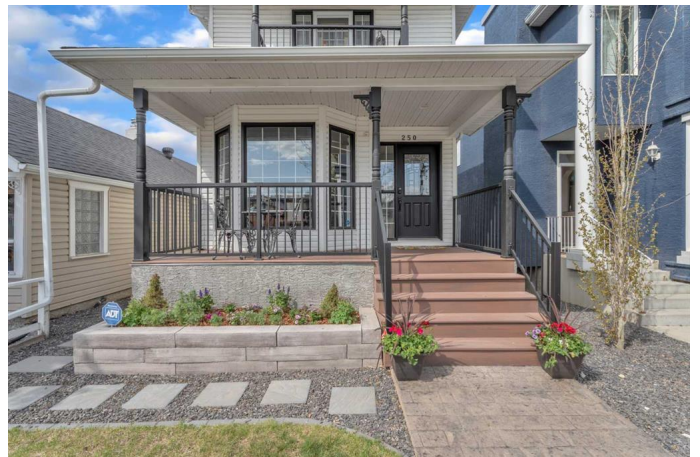
**\$825,000**

3 Bedroom, 3.00 Bathroom, 1,659 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to 250 25 Ave NE – A Truly Unique Home in the Heart of Tuxedo Park! This is no ordinary infill. With a distinctive layout and a beautifully landscaped backyard, this home stands out from the rest. From the moment you arrive, the curb appeal is apparent with a charming covered front porch and a raised garden bed make the most of the yard’s sunny southern exposure. Step inside to a spacious foyer that flows seamlessly into the dining area and a chef-inspired kitchen featuring stainless steel appliances, a gas range, and an oversized pantry. The thoughtfully designed layout enhances natural light with generous windows, mirrors, glass block accents, and open-concept walls. The second level offers two generously sized bedrooms or office spaces – both recently painted and updated with less than a year old carpeting. A convenient laundry area and linen closet are also located on this floor. On the top level, you will find the show-stopping main bathroom, professionally renovated in 2023. It boasts a custom walnut double vanity, heated floors, an extra-long soaking tub, and a sleek, curbless glass shower and rain showerhead. The primary bedroom is a private retreat, complete with hardwood floors, a walk-in closet, and a balcony for your nightcap. The first lower level features a flexible bonus space – perfect for a playroom, music studio, home library, or even an additional office. The bright and airy living room includes a cozy stone-surround gas



fireplace, and a powder room adds convenience for guests. The basement offers a spacious rec room, ideal for movie nights or a home gym, and a second full bathroom. Step outside into your backyard sanctuary (landscaped in 2021), designed for effortless entertaining. Enjoy three dedicated gas connectionsâ€”for a BBQ, fire table, and even a pizza oven or outdoor heater. Surrounded by low-maintenance trees and shrubs, rundle rock, and ambient lighting, this space is as functional as it is beautiful. The heated, insulated double garage includes built-in shelving and a workbench for all your storage and hobby needs. This home has seen significant updates over the years, including the removal of poly-B plumbing, popcorn ceilings replaced with knockdown finish, fresh paint, and modern lighting throughout. Tuxedo Park is a welcoming, walkable community known for its top-rated playground and rec area, locally owned shops and eateries, nearby golf courses, and grocery stores. Donâ€™t miss the opportunity to own this one-of-a-kind home in one of Calgaryâ€™s most desirable neighborhoods!

Built in 1994

**Essential Information**

MLS® #	A2220563
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,659
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Detached

Style	5 Level Split
Status	Active

### Community Information

Address	250 25 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E1Y1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Crawl Space, Finished, See Remarks

### Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	1
Zoning	R-CG

## **Listing Details**

Listing Office	CIR Realty
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