

# \$819,999 - 236 25 Avenue Nw, Calgary

MLS® #A2241413

**\$819,999**

4 Bedroom, 4.00 Bathroom, 1,918 sqft  
Residential on 0.07 Acres

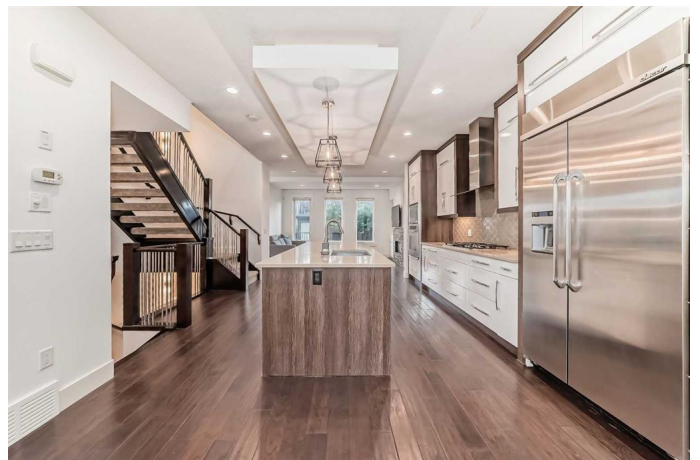
Tuxedo Park, Calgary, Alberta

Welcome to this beautiful home on a QUIET, TREE-LINED STREET in the heart of MOUNT PLEASANT, right across from a LARGE GREENSPACE. With 2,685 SQFT of thoughtfully designed living space, this 4 BEDROOM, 4 BATHROOM infill offers comfort, style, and function in one of Calgary's most walkable inner-city neighbourhoods.

Step inside and you'll find 10 FOOT CEILINGS, WIDE-PLANK HARDWOOD FLOORS, and a layout that flows with NATURAL LIGHT and clean lines. The kitchen is a standout, with QUARTZ COUNTERTOPS, UPGRADED APPLIANCES, a DROP-IN GAS RANGE, LARGE ISLAND, CABINET PULLOUTS, and plenty of storage. The main floor also includes a DINING ROOM, LIVING ROOM, FAMILY ROOM, FORMAL FOYER, and a MUDROOM that keeps everyday life organized.

Upstairs, the PRIMARY SUITE offers a true retreat with a WALK-IN CLOSET and a spa-style ENSUITE featuring IN-FLOOR HEAT, DOUBLE VANITY, a STEAM SHOWER with RAIN HEAD, BODY SPRAYS, and a HANDHELD. Two more spacious bedrooms, a full bathroom, and a large LAUNDRY ROOM WITH SINK complete the upper level.

The lower level is ideal for entertaining or



relaxing, with a FAMILY ROOM set up for an 85 INCH WALL-MOUNTED TV, WET BAR with built-in WINE RACKS, and space for games, fitness, or play. There's also a FOURTH BEDROOM, a full bathroom with a LARGE SHOWER, STORAGE ROOM, OFFICE SPACE, and UTILITY ROOM with extra storage.

This location is unbeatable, just steps to CONFEDERATION PARK, SCHOOLS, TENNIS COURTS, the MOUNT PLEASANT OUTDOOR POOL, groceries, caf  s, and restaurants. You  re minutes from SAIT, YYC AIRPORT, major roadways, and DOWNTOWN CALGARY.

A great opportunity to enjoy inner-city living with all the space and upgrades you need.

Built in 2014

### Essential Information

MLS�� #	A2241413
Price	\$819,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,918
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	236 25 Avenue Nw
Subdivision	Tuxedo Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2A5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Stone Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 19th, 2025
Days on Market	50
Zoning	R-C2

### Listing Details

Listing Office	Coldwell Banker Mountain Central
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