

**207 25 Avenue NW**  
**Calgary, Alberta**

**MLS # A2200591**



**\$849,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Acreage with Residence, Attached-Side by Side		
<b>Size:</b>	1,936 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, French Door, Granite Counters, No Animal Home, Open Floorplan

**Inclusions:** N/A

**\*\*CENTRALLY LOCATED GEM!** This beautifully expansive duplex home is designed to impress! This home truly stands out with its **GENEROUS LIVING AREAS** and **THOUGHTFUL LAYOUT**. Perfect for those who crave **ROOM TO GROW** and **ROOM TO ENTERTAIN**. Beautifully finished all 3 levels with an incredible floor plan to impress. **SOUTH FACING BACKYARD** and large North and South facing windows drape the home with natural lighting throughout. Excellent open floor plan with the main level den showcasing **FRENCH DOORS**, Large Kitchen Island and counters finished with lovely **GRANITE**, High-end **STAINLESS STEEL** appliances. Chic fireplace in the living room adjacent to the dining room is perfect for entertaining! The powder room completes this level. Skylight leads to the 2nd level with **LARGE MASTER RETREAT**, **SPA LIKE ENSUITE**, 2 additional generous bedrooms; all with **WALK-IN CLOSETS**, 4pc bath & laundry with sink, finish the upper level. The lower level was completed by the builder to the same level of excellence. Spacious entertainment room with fireplace, large 4th bedroom, lovely 4pc bathroom and 2 storage rooms; all together, providing over 2500 sqft of living space! Fully fenced, nicely landscaped, double garage, concrete walkways. **LOCATION, LOCATION, LOCATION!** Only steps to schools, shopping, restaurants, parks, pathways, Confederation park and golf course, the community pool, skating rink, downtown, transit and more! This home offers the perfect blend of tranquility and accessibility; creating the **IDEAL INNER CITY LIFESTYLE!** **DON'T MISS THIS OPPORTUNITY!** Contact us today to book your private viewing! **\*\*\* Seller Will refinish HARDWOOD floors Before possession\*\*\***