

# \$465,000 - 118 25 Avenue Nw, Calgary

MLS® #A2219753

**\$465,000**

2 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Character Home one and a half Storey home in Tuxedo Park. Great location just a block from Centre Street and close to Transit and shopping on a quiet Street. This home offers you 2 bedrooms up and a full bath that you can enjoy the free standing Cast iron Tub. Main floor with open floor plan, Living Room captures the South Sun, opens to the Kitchen and Dining Room. There are a 3 piece full bath, and Laundry Room on the main floor. 25' x 120' lot that is great for development to build your dream home.

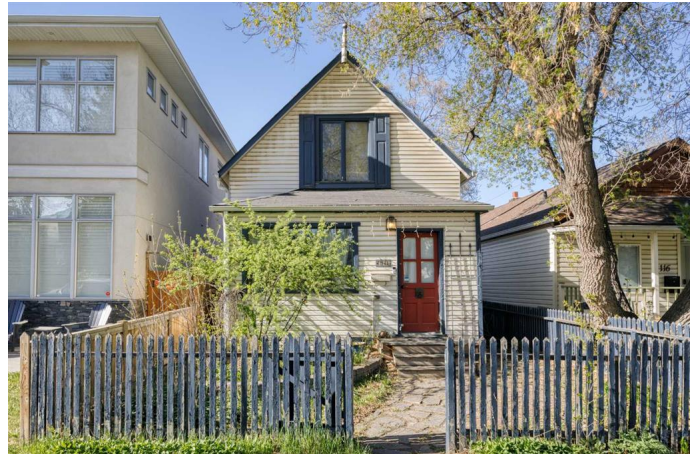
Built in 1912

## Essential Information

MLS® #	A2219753
Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address 118 25 Avenue Nw



Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2A3

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Open Floorplan, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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