

\$825,000 - 625 25 Avenue Nw, Calgary

MLS® #A2240150

\$825,000

4 Bedroom, 4.00 Bathroom, 1,804 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

**** OPEN HOUSE CANCELLED **** | 2592 SQFT DEVELOPED | CANOPIED TREE LINED STREET | PROFESSIONALLY LANDSCAPED | 10 MINUTES TO DOWNTOWN | Full of charm and flooded with natural light, this 4-bedroom. 3.5-bath Mount Pleasant home is not your typical infill. Nestled on one of the community's most beautiful tree-lined streets, it's easy to forget that you're living in the inner city. Oversized windows flood the open layout with sunlight, showcasing quality building materials with rich hardwood floors, classic wainscoting, and thoughtful design throughout. Enjoy the welcoming kitchen with large pantry, ample counter space and custom cabinetry, opening to a spacious dining room and bright living room.

Upstairs, your primary retreat awaits with vaulted ceilings, a spacious walk in closet, and an ensuite featuring a clawfoot tub, expansive double shower, and in-floor heating. Two additional bedrooms, a full bathroom, and a conveniently located laundry room with extra storage complete the upper level.

The fully developed basement includes an oversized bedroom with walk in closet, full bathroom, and a generous family room. Outside, enjoy a professionally landscaped south-facing backyard oasis, with a double detached garage and soon to be paved back alley. Just steps from Confederation Park, the



Mount Pleasant outdoor pool, local coffee shops and restaurants, and only 10 minutes to downtown, this home offers incredible value on one of Mount Pleasant’s most coveted streets!

Additionally, note multiple upgraded appliances, including dishwasher and stove in 2020, New fridge in 2023, and new microwave over the range 2025.

Built in 2004

Essential Information

MLS® #	A2240150
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,804
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	625 25 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2B1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

