

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

MLS® #A2240150

\$825,000

4 Bedroom, 4.00 Bathroom, 1,804 sqft

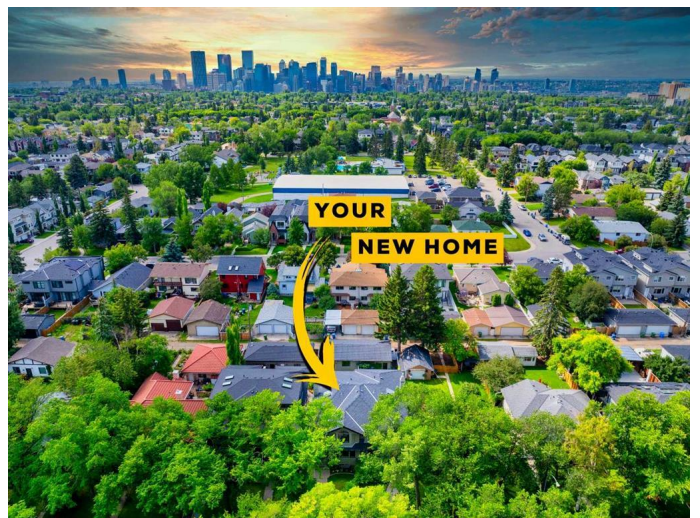
Residential on 0.07 Acres

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

of Garages 2

Interior

Interior Features	Central Vacuum, Closet Organizer, Hardwood Floors, Pet Animal Home, No Smoking Allowed, Granite Countertops, Hardwood Floors, Kitchen Island, Remarks, Stone Counters, Stainless Steel Appliances, Walk-In Closet, Walk-In Pantry, Wood Paneling
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Appliances	Dryer, Electric Stove, Garag Fan, Refrigerator, Washer, W
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Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement	Finished, Full
1. Basement 2. Basement 3. Basement 4. Basement 5. Basement 6. Basement 7. Basement 8. Basement 9. Basement 10. Basement 11. Basement 12. Basement 13. Basement 14. Basement 15. Basement 16. Basement 17. Basement 18. Basement 19. Basement 20. Basement 21. Basement 22. Basement 23. Basement 24. Basement 25. Basement 26. Basement 27. Basement 28. Basement 29. Basement 30. Basement 31. Basement 32. Basement 33. Basement 34. Basement 35. Basement 36. Basement 37. Basement 38. Basement 39. Basement 40. Basement 41. Basement 42. Basement 43. Basement 44. Basement 45. Basement 46. Basement 47. Basement 48. Basement 49. Basement 50. Basement 51. Basement 52. Basement 53. Basement 54. Basement 55. Basement 56. Basement 57. Basement 58. Basement 59. Basement 60. Basement 61. Basement 62. Basement 63. Basement 64. Basement 65. Basement 66. Basement 67. Basement 68. Basement 69. Basement 70. Basement 71. Basement 72. Basement 73. Basement 74. Basement 75. Basement 76. Basement 77. Basement 78. Basement 79. Basement 80. Basement 81. Basement 82. Basement 83. Basement 84. Basement 85. Basement 86. Basement 87. Basement 88. Basement 89. Basement 90. Basement 91. Basement 92. Basement 93. Basement 94. Basement 95. Basement 96. Basement 97. Basement 98. Basement 99. Basement 100. Basement	1. Finished, Full 2. Finished, Full 3. Finished, Full 4. Finished, Full 5. Finished, Full 6. Finished, Full 7. Finished, Full 8. Finished, Full 9. Finished, Full 10. Finished, Full 11. Finished, Full 12. Finished, Full 13. Finished, Full 14. Finished, Full 15. Finished, Full 16. Finished, Full 17. Finished, Full 18. Finished, Full 19. Finished, Full 20. Finished, Full 21. Finished, Full 22. Finished, Full 23. Finished, Full 24. Finished, Full 25. Finished, Full 26. Finished, Full 27. Finished, Full 28. Finished, Full 29. Finished, Full 30. Finished, Full 31. Finished, Full 32. Finished, Full 33. Finished, Full 34. Finished, Full 35. Finished, Full 36. Finished, Full 37. Finished, Full 38. Finished, Full 39. Finished, Full 40. Finished, Full 41. Finished, Full 42. Finished, Full 43. Finished, Full 44. Finished, Full 45. Finished, Full 46. Finished, Full 47. Finished, Full 48. Finished, Full 49. Finished, Full 50. Finished, Full 51. Finished, Full 52. Finished, Full 53. Finished, Full 54. Finished, Full 55. Finished, Full 56. Finished, Full 57. Finished, Full 58. Finished, Full 59. Finished, Full 60. Finished, Full 61. Finished, Full 62. Finished, Full 63. Finished, Full 64. Finished, Full 65. Finished, Full 66. Finished, Full 67. Finished, Full 68. Finished, Full 69. Finished, Full 70. Finished, Full 71. Finished, Full 72. Finished, Full 73. Finished, Full 74. Finished, Full 75. Finished, Full 76. Finished, Full 77. Finished, Full 78. Finished, Full 79. Finished, Full 80. Finished, Full 81. Finished, Full 82. Finished, Full 83. Finished, Full 84. Finished, Full 85. Finished, Full 86. Finished, Full 87. Finished, Full 88. Finished, Full 89. Finished, Full 90. Finished, Full 91. Finished, Full 92. Finished, Full 93. Finished, Full 94. Finished, Full 95. Finished, Full 96. Finished, Full 97. Finished, Full 98. Finished, Full 99. Finished, Full 100. Finished, Full

Exterior

Exterior Features Other, Private Yard

Lot Description	Back Lane, Back Yard, Landscaped
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Roof Asphalt Shingle

Construction	Stucco, Wood Frame
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Foundation Poured Concrete

Additional Information

Date Listed July 25th, 2025

Days on Market 11

Zoning R-CG

Listing Details

Listing Office Real Broker

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