



Calgary-A-Mount Pleasant
625 25 Avenue NW

LP \$ 748,800
MLS #: C3631981

Status:	Active	Type:	Residential Attached
DOM:	6	Style:	2 Storey
Rms Abv Gd:	5	Year Built:	2004
Bedrms:	Above: 3/Ttl: 4	Basement:	Full
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	1849.26	Total Sq M:	171.8

Impressive, fully-finished, 4 bdrm + 3.5 bath attached infill, on a storybook street in the heart of beautiful Mt. Pleasant. Enjoy gleaming walnut hardwood flooring on the main level, upgraded carpeting on the stairs & lower, upgraded cork flooring on the upper and more. Chef-inspired kitchen showcases custom maple cabinetry, granite counters, stainless steel appliances, custom pot+pan rack and breakfast bar. Tasteful master bedroom includes vaulted ceiling, large walk-in closet, and ensuite spa bath with designer claw-foot tub, large standup shower, dual sinks and upgraded tile backsplash & heated tile floor. Separate laundry area & 2 good-sized bedrooms with built-in closet organizers, round out the upper. Lower level includes large recreation area, 4th bedroom and storage. South-facing backyard features aggregate patio & detached double garage. Close to great schools, SAIT, public transit, Mt. Pleasant Community Pool, and just minutes to downtown Calgary. A well cared for property!

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss: Immediate	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	1	1	1	0	Occupancy: Vacant	Main:	85.9	924.63
Enst Baths:		0	0	0	0	0		Uppr:		
Addl Rms:	Finish Levels: 3			Garage Dim:				AbGd:		
Fin Fpl/Rgh:	Fplc Fuel:			Elem Schl: King George				Lowr:		
Fireplace:				Middle Schl: cbe.ab.ca				BIGd:		
Parking:	Double Garage Attached			High Schl: Crescent Heights				Total A.G:	171.8	1,849.26

Living Room:		Master Bdrm:	4.25x3.85	U
Dining Room:		Bedrm 2:	3.2x3.4	U
Kitchen:	2.75x4.48	M	Bedrm 3:	3.2x3.4
Family Room:	2.75x4.48	M	Bedrm 4:	4.2x4.2
Den:				L
Bonus Room:				

Flooring:	Hardwood, Carpet, Ceramic Tile	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stucco	Remodel:	
Site Influen:	Fenced, Flat Site, Back Lane, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Schools	Features:	Closet Organizers, Broadloom-Upgraded, Dog Run-Fenced In, No Smoking Home, Patio, Wood Windows
Goods Incl:	Refrigerator, Dishwasher-Built-In, Stove-Electric, Washer, Vacuum System Attachments, Vacuum Systems, Window Coverings-All, Dryer	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None
Front Exposure: N

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/2			
Reg Size:				

Total Lot M2:	280.0	Lot Dimen:	
Frontage:	7.6	Lot Shape:	Rectangular
Depth:		Zoning:	R-C2
Conform:		Front Expos:	N
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,188 - 2013	Local Improve	