

\$1,199,900 - 1507 25 Avenue Sw, Calgary

MLS® #A2091985

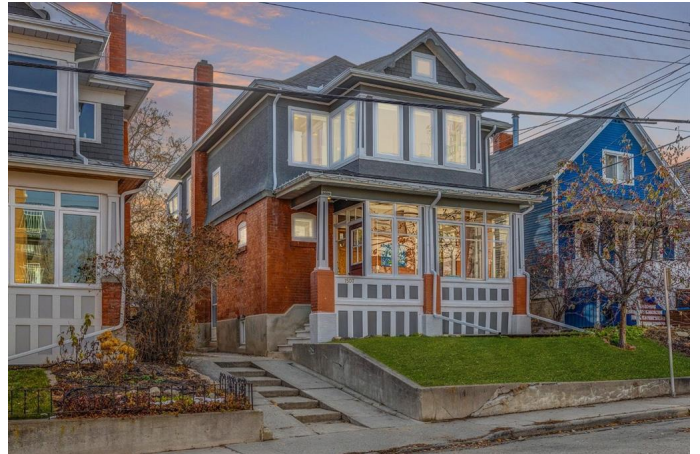
\$1,199,900

4 Bedroom, 4.00 Bathroom, 2,139 sqft

Residential on 0.10 Acres

Bankview, Calgary, Alberta

WELCOME to this magnificent Edwardian 'Century Home' in Bankview with over 3300 SF of livable area. This 4 Bed/3.5 Bath home is sure to mesmerize you with her original touch and charm along with modern aesthetics and features. This home peacefully sits on one of the deepest residential lots in Bankview. As you enter, you are welcomed by a beautifully enclosed porch, the original rustic bricks still glowing, just perfect for morning coffee. The main floor still boasts 9' ceilings and the original hardwood illuminated beautifully from the large southern windows. The living room is ever so inviting with a beautiful, yet traditional wood burning fireplace. The kitchen has been wonderfully updated, complete with a new gas oven and chimney hood, quartz countertops, subway tile and farmhouse sink. Have dinner off to the right in the dining room, or sit in the sun on the 23'X14' high quality composite deck with black matte aluminum railing. Back inside, head upstairs to the second level, where new hardwood floors transition beautifully from the main floor. The primary bedroom has been redone exquisitely, giving you numerous built-ins for your wardrobe, lovely wainscoting, as well as a breathtaking 4-pc en-suite. A double quartz counter vanity, beautiful tiling and a floating toilet are the highlights of this area. On top of that, you are also treated to your own private enclosed balcony, complete with high quality black out/light filtering blinds. What a perfect spot to unwind, read a book, do yoga, or even work from home! Moving down



the hall, you will find 2 more large bedrooms, each with large windows and original doors to bring you that heritage charm. The second bedroom, again, gives you lovely wainscoting and ANOTHER private enclosed balcony. A 4-pc updated bathroom with a new tub and subway tile floor to ceiling services these 2 bedrooms. Head up once again and you will find yourself in what is sure to be your favorite space in this home... the loft. This space is absolutely perfect for children (or the child in you). High pitched ceilings above you, new carpet below you, and views out the windows. Take a left and crawl through the 'small room' and imagine your children playing with toy cars here. On the other side, a 4th bedroom with a skylight can be found up here, complete with built-in seating for story time. What a great room for a child or just a place to get away! The south-facing backyard is a luscious canvas of green in the Summer. At the back, there is a single car garage, and attached is an updated studio style suite (illegal). Consider the possibility of having an Airbnb right in your backyard, or having a place to put those in-laws when they are in town! The basement, with separate entrance, also has potential to be a mortgage helper. Vinyl plank, wainscoting, and EIGHT foot ceilings highlight this floor, as well as a 3-pc bath with in-floor heat. The location can't be beat, extremely close to downtown and a 30 second walk to Starbucks!!

Built in 1911

Essential Information

MLS® #	A2091985
Price	\$1,199,900
Sold Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,139
Acres	0.10
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1507 25 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0Z7

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Bathroom Rough-in, Bookcases, High Ceilings, Quartz Counters, Separate Entrance, Skylight(s), Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound, Wood Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Oven, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer
Heating	In Floor, Electric, In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Level, Rectangular Lot, Zero Lot Line

Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2023
Date Sold	December 1st, 2023
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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