

# \$839,000 - 1609 25 Avenue Sw, Calgary

MLS® #A2114717

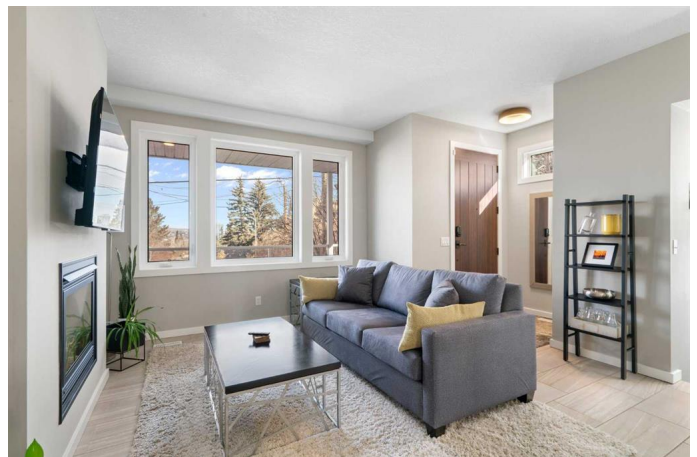
**\$839,000**

4 Bedroom, 4.00 Bathroom, 1,593 sqft

Residential on 0.06 Acres

Bankview, Calgary, Alberta

This contemporary home situated in the trendy Bankview neighborhood has recently undergone extensive upgrades, giving it a fresh and stylish appeal. The interior boasts newer large windows that flood the space with natural light, along with a modern furnace, updated roof, sleek porcelain tiling, and fresh paint throughout. The living room, complete with a cozy fireplace, seamlessly flows into the attached dining area which makes it an ideal space for hosting friends and family. The kitchen is a chef's dream, featuring stainless steel appliances, elegant granite countertops, plenty of storage space, and a convenient breakfast bar. The family room which looks over the deck and back yard and another eating area complete the main floor. Upstairs, the primary bedroom awaits, featuring vaulted ceilings, a private balcony for your morning coffee, a luxurious spa-like ensuite, and a spacious walk-in closet. Two additional bedrooms, a 4 piece bathroom and a laundry room complete the upper level. The basement features a large bright bedroom, comfortable family room perfect for movie nights or casual gatherings, and a 4 piece bathroom. Parking is a breeze with the double under-drive garage with direct access to the basement. Outside, the south-facing backyard is the perfect spot for summer BBQs and outdoor entertaining, with a large deck, built-in planters surrounding the perimeter, and mature landscaping. The home is easy to maintain - as the backyard is artificial turf - no mowing! This location is



excellent - take advantage of the proximity to the vibrant restaurants, shops, and amenities of 17th Avenue SW and Marda Loop. Book your private showing today!

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2114717    |
| Price          | \$839,000   |
| Sold Price     | \$860,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,593       |
| Acres          | 0.06        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1609 25 Avenue Sw |
| Subdivision | Bankview          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 0Z9           |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood                                   |

|                 |                                             |
|-----------------|---------------------------------------------|
|                 | Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air                                  |
| Cooling         | Central Air                                 |
| Fireplace       | Yes                                         |
| # of Fireplaces | 1                                           |
| Fireplaces      | Gas, Living Room                            |
| Has Basement    | Yes                                         |
| Basement        | Finished, Partial                           |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Rain Barrel/Cistern(s), Storage |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot                 |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2024 |
| Date Sold      | March 15th, 2024 |
| Days on Market | 1                |
| Zoning         | M-CG d72         |
| HOA Fees       | 0.00             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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