

\$619,900 - 1525 25 Avenue Sw, Calgary

MLS® #A2115558

\$619,900

2 Bedroom, 3.00 Bathroom, 1,724 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Nestled in the lively and coveted community of Bankview, this 3-level townhome offers a perfect setting for those seeking a contemporary inner-city lifestyle. The main level greets you with 9-foot ceilings and natural light pouring through expansive windows. The open-concept living room boasts a cozy gas fireplace, perfect for both entertaining or unwinding. The kitchen is fully equipped with an oversized island, sleek quartz countertops, and top-of-the-line stainless-steel appliances. Adjacent to the dining area, a private balcony awaits, providing a delightful spot for outdoor dining with a convenient gas BBQ hookup. Upstairs, there are two spacious bedrooms. The primary suite boasts a sizable walk-in closet, large windows offering views of Nose Hill Park, and a luxurious ensuite with dual vanities. The second bedroom includes built-in closet and access to a full bathroom. A dedicated laundry area on this level adds to the convenience of daily living. The lower level offers a spacious foyer and storage with access to a private dog run. The oversized single attached garage ensures secure parking and ample space for storing bikes and other gears. This property is move-in ready, featuring central air conditioning, triple pane windows with Hunter Douglas blinds, solid core doors, and built-in speakers throughout. Constructed by Sarina Homes and completed in late 2014, this fourplex highlights professional management and collaborative ownership, resulting in low condo fees with a



healthy reserve fund. This property presents an exceptional opportunity for convenient modern living.

Built in 2013

Essential Information

MLS® #	A2115558
Price	\$619,900
Sold Price	\$645,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,724
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	1525 25 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T6T2

Amenities

Amenities	Other
Parking Spaces	2
Parking	Aggregate, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Oversized, Secured, Single Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting,
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	Skylight(s), Smart Home, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Balcony, Dog Run, Playground, Private Yard
Lot Description	Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Landscaped, Level
Roof	Flat, Membrane
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 17th, 2024
Date Sold	March 28th, 2024
Days on Market	10
Zoning	M-CG d78
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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