

\$1,350,000 - 1924 25 Avenue Sw, Calgary

MLS® #A2162585

\$1,350,000

5 Bedroom, 4.00 Bathroom, 2,119 sqft

Residential on 0.13 Acres

Bankview, Calgary, Alberta

Wow! Homes like this do not come along very often. Designed and built by local Architectural firm Housebrand, the clean lines, attention to detail, and natural light in the home are unmatched. As you enter the home from the covered front porch, you are greeted by a spacious foyer with built-in drawers, a bench, and a closet. The hallway towards the living room features built-in shelves and a half bath with a custom concrete vanity. As you enter the living room, you will notice the stunning walnut hardwood floors, the retro-look Nelson saucer light, and the 11-foot-tall ceilings. The living room has a gas fireplace, additional integrated storage with a display shelf, and a built-in desk. The sliding doors open out onto one of the multiple decks in the backyard. The kitchen has a WOLF gas range, a large island with seating, and a unique window backsplash. There is a balcony off the kitchen to enjoy the southern sun all afternoon and overlook your fruitful garden boxes. The dining room has a huge window intended to bring in light but keep dinner parties private. The Bocci chandelier over the table was handmade in Vancouver. Heading upstairs you will notice more designer lights that highlight the tall ceilings. The primary bedroom takes advantage of backing onto a greenspace and you can see the City skyline peeking through the mature trees while you lay in bed. The primary bedroom has a walk-in closet and a 5 piece ensuite with in-floor heating and a separate water closet. Two more spacious



bedrooms on this level share a 4 piece bathroom. Note that every bedroom upstairs has windows on two sides to maximize natural light. There is also a full laundry room on this level with a washing sink and a styler for easy refreshing and steaming of clothes. The basement of the home has 2 more large bedrooms, a 4 piece bath, and a large rec room with a wet bar. There is a den space in the basement for a home gym or play area. The wide lot of the home allows for many outdoor living spaces including a large pergola and multiple gas line connections for heaters, BBQs, fire pits, and more. The yard is so large that even with 3 different outdoor seating areas, there is still room for grass, a treehouse, a shed, and space for an RV, boat, or hot tub area. The garage is oversized (21'x24'), heated, and the back alley has been approved for paving by the City. Outside the backyard is the Bankview Dog Park with many benches to enjoy the Calgary skyline. Bankview is a unique neighbourhood with loads of character and a diverse selection of local businesses. It has quick access to downtown, all levels of school, Crowchild Trail, and Marda Loop. Book your showing for this special home before it sells!

Built in 2011

Essential Information

MLS® #	A2162585
Price	\$1,350,000
Sold Price	\$1,335,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,119
Acres	0.13

Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1924 25 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1A5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, On Street, Oversized

Interior

Interior Features	Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers, Yard Drainage, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 23rd, 2024
Days on Market	19
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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