

\$629,900 - 1740 25 Avenue Sw, Calgary

MLS® #A2171990

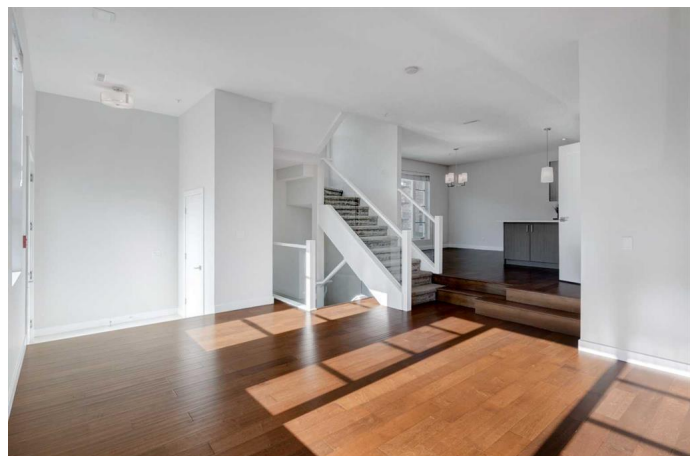
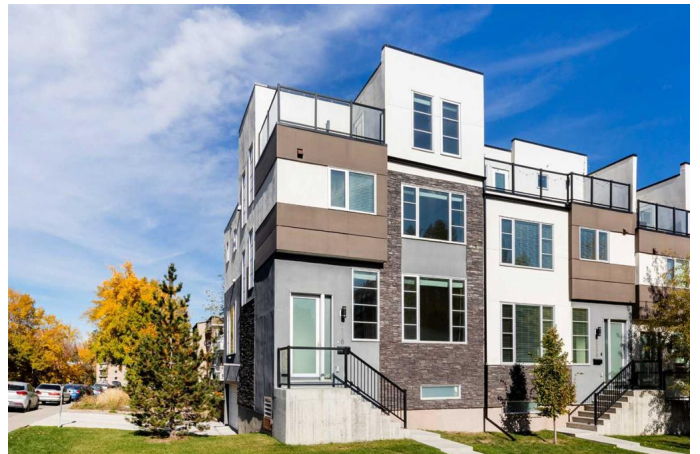
\$629,900

3 Bedroom, 4.00 Bathroom, 1,871 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Great opportunity to call this inner city, amazing property yours! This is the first time this bright, corner unit has been offered for sale on the market. This trendy townhouse has a great layout with 1871 sq ft of living space above grade and includes 3 bedrooms, 3.5 bathrooms, a south-facing top level patio, and an underground assigned parking. Plenty of natural light in this corner unit with west-facing and south-facing windows. The spacious main floor features hardwood flooring and includes the living room with south-facing windows, kitchen with modern cabinetry, quartz counter tops, large island with breakfast bar seating, dining area, and powder room. On the second floor you will find the primary bedroom suite that accommodates a king size bed plus furniture and has a walk-in closet and 5 piece ensuite with dual vanity, tiled shower and soaker tub. The second bedroom, full bathroom, and laundry room with cabinets are also on the second floor. The third floor offers the 3rd bedroom with walk-in closet, full ensuite, and sunny corner balcony with south and west views. Don't need a 3rd bedroom? This space would also work great for a home office, gym or second living room space. The basement level has a storage area with shelves and provides direct access to your assigned parking stall in the heated parkade. There is also storage space within the parking stall for additional storage. This complex is in excellent condition and has been extremely well-maintained by the owner, who has owned



all 5 units since the complex was built.
Desirable Bankview location within steps of the community centre, tennis/pickleball courts, parks including the Bankview dog park, playgrounds, and the amenities located on 14th Street. Walking distance to 17th Ave and Marda Loop, this convenient location cannot be beat! 1738 25 Avenue SW in the complex is also for sale, be sure to visit both properties.

Built in 2018

Essential Information

MLS® #	A2171990
Price	\$629,900
Sold Price	\$613,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,871
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1740 25 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1A3

Amenities

Amenities	Parking
Parking Spaces	1

Parking	Assigned, Parkade, Secured
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Interior

Interior Features	Kitchen Island, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Double Vanity
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, See Remarks

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot
Roof	Membrane
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2024
Date Sold	November 15th, 2024
Days on Market	35
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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