

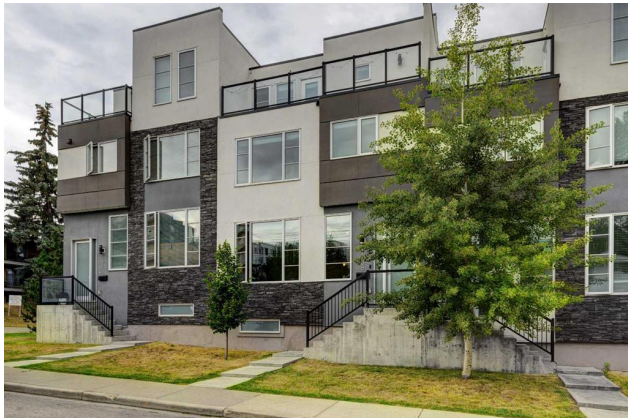


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1738 25 Avenue, Calgary T2T 1A3**

MLS®#: **A2159482**      Area: **Bankview**      Listing Date: **08/23/24**      List Price: **\$639,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2018**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot**  
 Park Feat: **Assigned,Parkade,Secured**

Finished Floor Area

Abv Sqft: **1,847**  
 Low Sqft:  
 Ttl Sqft: **1,847**

DOM

**26**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Membrane**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Double Vanity,Kitchen Island,Quartz Counters,See Remarks,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`10"
Foyer	Main	8`8" x 6`0"
Living Room	Main	16`4" x 13`5"
5pc Ensuite bath	Upper	9`6" x 9`0"
Laundry	Upper	9`1" x 5`0"
Furnace/Utility Room	Upper	5`4" x 4`3"
Balcony	Third	23`1" x 7`11"

Room	Level	Dimensions
Dining Room	Main	15`7" x 10`0"
Kitchen	Main	16`4" x 12`1"
4pc Bathroom	Upper	8`7" x 7`5"
Bedroom	Upper	12`6" x 11`3"
Bedroom - Primary	Upper	14`4" x 12`2"
3pc Ensuite bath	Third	8`9" x 5`4"
Bedroom	Third	14`9" x 12`0"

Condo Fee:  
**\$300**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d111**

Legal Desc: **1711429**

Remarks

Pub Rmks: **Welcome to this trendy and very well-maintained 1848 sq ft, 3-storey, 3 bedroom, 3.5 bathroom townhouse with a great layout, quality finishings and underground parking. Upon entering you are greeted with a spacious foyer with walk-in closet, and a bright living room with large south facing windows. Spacious and modern kitchen with plenty of cabinetry, quartz countertops, island seating for 3, and stainless steel appliances. The dining room with space for a table plus additional furniture is conveniently right beside the kitchen. The powder room completes the main floor. The 2nd level has 2 bedrooms, including the primary bedroom with large windows, walk-in closet, and modern ensuite with 2 sinks, quartz countertops, large soaker tub and a tiled shower with glass door. The 2nd bedroom is also spacious and is located next to the 2nd full bathroom. The laundry room with built-in cabinetry and utility room completes this level. The 3rd level hosts the 3rd large bedroom with hardwood flooring, a 3-piece ensuite, and access to the beautiful 23 ft x 8 ft south-facing sunny balcony. This level would make an amazing at home office or TV room if you do not require the 3rd bedroom. The basement level is the mudroom with storage space and access to the underground heated parkade. One parking stall (with space for storage) is included with this unit. 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. Excellent inner city Bankview location with quick access to downtown, 14th Street, 17th Ave, and Marda Loop. Close to many parks including the Bankview Dog Park, Buckmaster Park and 20th Street playground. Furniture and furnishings are available for purchase. Don't miss out on this excellent opportunity to call this property your new home!**

Inclusions: **TV Mount**  
Property Listed By: **RE/MAX Realty Professionals**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















**1738 25 Ave SW, Calgary, AB**

Main Floor Exterior Area 704.64 sq ft  
Interior Area 709.03 sq ft



PREPARED: 2024/06/22

While regions are excluded from total floor area in GUSIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**1738 25 Ave SW, Calgary, AB**

2nd Floor Exterior Area 771.71 sq ft  
Interior Area 767.09 sq ft  
Excluded Area 2.37 sq ft

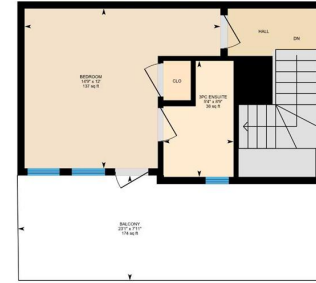


PREPARED: 2024/06/22

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**1738 25 Ave SW, Calgary, AB**

3rd Floor Exterior Area 311.00 sq ft  
Interior Area 272.71 sq ft



PREPARED: 2024/06/22

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**1738 25 Ave SW, Calgary, AB**

Basement (Below Grade) Exterior Area 153.74 sq ft  
Interior Area 150.01 sq ft



PREPARED: 2024/06/22

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