



THE
A-TEAM

**RE/MAX
FIRST**

1924 25 Avenue, Calgary T2T1A5

MLS® #: **A2162585** Area: **Bankview** Listing Date: **09/04/24** List Price: **\$1,350,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **5,564 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,119**
 Low Sqft:
 Ttl Sqft: **2,119**

DOM

14
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat:

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

Park Feat:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Garden,Private Yard,Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`0" x 18`10"	Dining Room	Main	11`7" x 12`0"
Kitchen	Main	16`1" x 14`11"	Living Room	Main	17`9" x 15`9"
2pc Bathroom	Main	5`2" x 6`10"	Bedroom - Primary	Upper	16`3" x 12`3"
Walk-In Closet	Upper	7`1" x 7`11"	Laundry	Upper	10`6" x 5`11"

Bedroom Upper 13`3" x 13`6"
5pc Ensuite bath Upper 8`10" x 16`9"
Bedroom Lower 9`11" x 11`7"
4pc Bathroom Lower 9`11" x 4`11"
Den Lower 7`7" x 11`4"

Bedroom Upper 10`9" x 13`4"
4pc Bathroom Upper 7`11" x 9`10"
Bedroom Lower 10`6" x 11`8"
Game Room Lower 15`11" x 13`1"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C2
 Legal Desc: **8997GC**

Remarks

Pub Rmks: **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!**
 Inclusions: **Styler, Storage Shed, Treehouse, Pax Wardrobe in Primary, Shelving in Garage, Office Shelving, TV mounts, Patio umbrella**
 Property Listed By: **CIR Realty**

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









