



THE
A-TEAM

**RE/MAX
FIRST**

1740 25 Avenue, Calgary T2T 1A3

MLS®#: **A2171990** Area: **Bankview** Listing Date: **10/11/24** List Price: **\$629,900**
 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: **1,871**
 Low Sqft:
 Ttl Sqft: **1,871**

DOM

7

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`11"
Kitchen	Main	16`3" x 12`6"
4pc Bathroom	Upper	10`1" x 8`3"
Bedroom	Upper	13`2" x 12`2"
Bedroom - Primary	Upper	14`8" x 11`5"
3pc Ensuite bath	Third	8`10" x 5`0"
Bedroom	Third	12`4" x 10`8"

Room	Level	Dimensions
Dining Room	Main	15`2" x 9`6"
Living Room	Main	21`11" x 16`3"
5pc Ensuite bath	Upper	10`2" x 9`3"
Laundry	Upper	6`7" x 5`1"
Furnace/Utility Room	Upper	5`1" x 4`1"
Balcony	Third	11`2" x 8`8"
Mud Room	Basement	13`1" x 12`3"

Condo Fee:
\$300

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **1711429**

Remarks

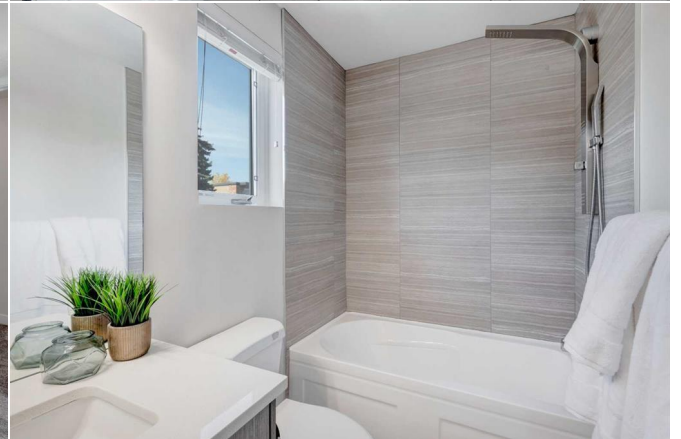
Pub Rmks: **** Open House Sunday, October 20th from 2pm-4pm! ** Great opportunity to call this inner city, amazing property yours! This is the first time this bright, corner unit has been offered for sale on then market. This trendy townhouse has a great layout with 1871 sq ft of living space above grade 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.**

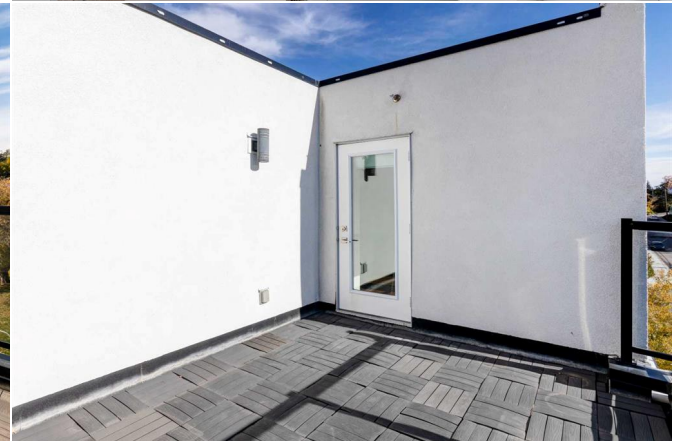
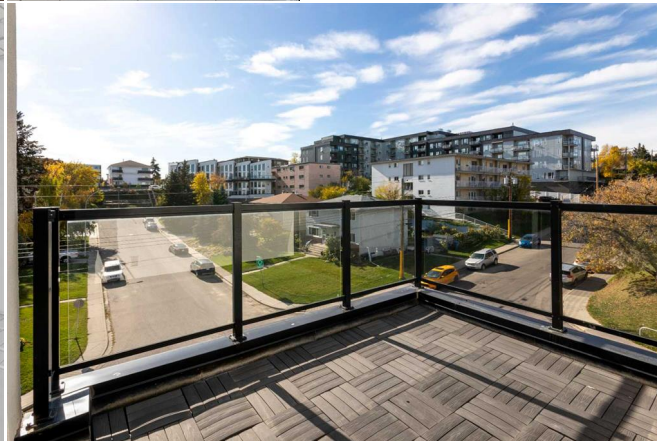
Inclusions: **NA**
Property Listed By: **RE/MAX Realty Professionals**

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









1740 25 Ave SW, Calgary, AB

Main Floor Exterior Area 738.00 sq ft
Interior Area 639.54 sq ft



PREPARED: 2024/10/10

White regions are excluded from total floor area in iQCODE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1740 25 Ave SW, Calgary, AB

2nd Floor Exterior Area 772.84 sq ft
Interior Area 711.62 sq ft
Excluded Area 2.36 sq ft



PREPARED: 2024/10/10

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1740 25 Ave SW, Calgary, AB

3rd Floor Exterior Area 238.93 sq ft
Interior Area 294.25 sq ft
Excluded Area 0.84 sq ft



PREPARED 2024/10/10



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Basement (Below Grade) Exterior Area 141.11 sq ft
Interior Area 99.88 sq ft



PREPARED 2024/10/10



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