



THE
A-TEAM

**RE/MAX
FIRST**

1732 25 Avenue, Calgary T2T 1A3

MLS®#: **A2181084**

Area: **Bankview**

Listing Date: **11/28/24**

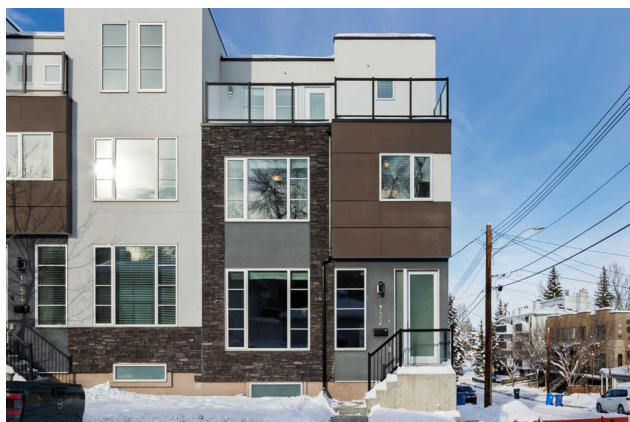
List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,828**
Low Sqft:
Ttl Sqft: **1,828**

DOM

23
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
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	Room	Level	Dimensions
2pc Bathroom	Main	16`2" x 15`4"	Dining Room	Main	51`11" x 32`0"
Foyer	Main	19`2" x 17`6"	Kitchen	Main	44`7" x 39`8"
Living Room	Main	59`11" x 55`0"	4pc Bathroom	Upper	27`8" x 19`5"
5pc Ensuite bath	Upper	31`5" x 30`4"	Bedroom	Upper	39`4" x 38`7"
Bedroom - Primary	Upper	48`8" x 38`10"	Furnace/Utility Room	Upper	18`1" x 14`3"
3pc Ensuite bath	Third	27`11" x 16`2"	Balcony	Third	74`8" x 23`3"
Bedroom	Third	39`4" x 37`9"			

Condo Fee:
\$300

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **1711429**

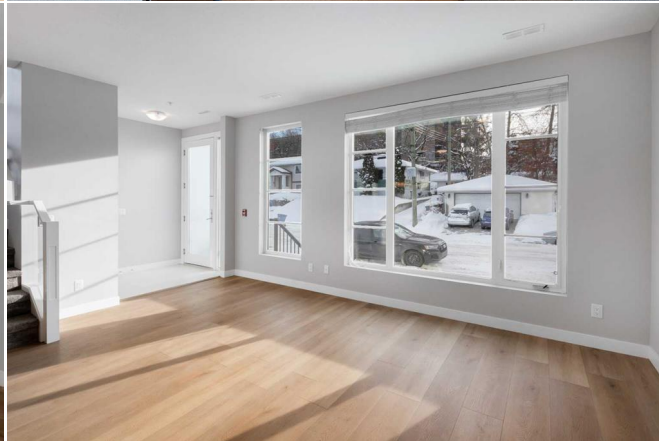
Remarks

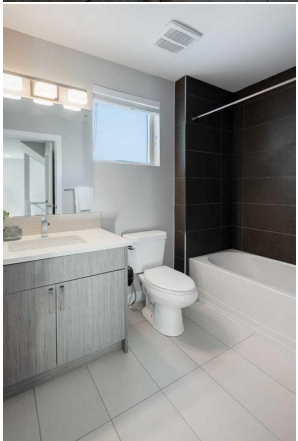
Pub Rmks: **Welcome to this bright, spacious corner townhouse in a modern and very well maintained 5-plex. This trendy townhouse has a great layout with 1828 sq ft of living space above grade, with 3 bedrooms, 3.5 bathrooms, a south and east facing top level patio, and an underground assigned parking spot. Plenty of natural light in this corner unit with east-facing and south-facing windows. The spacious and open main floor features wide plank laminate flooring and includes the living room with south-facing windows, kitchen with modern cabinetry, quartz countertops, large island with breakfast bar seating, sizeable dining area with nice big windows, and powder room. On the second floor you will find the primary bedroom suite that accommodates a king size bed plus more furniture, a walk-in closet and 5 piece ensuite with dual vanity, tiled shower and soaker tub. The second bedroom, a full bathroom, and laundry room with cabinets are also on the second floor. The third floor offers the guest bedroom, which could alternatively be a home office or gym, and features a walk-in closet, full ensuite, and access to the sizeable corner balcony with south and east views. The basement mudroom has storage space and leads to the assigned stall in the heated parkade. There is also space within the parking stall for additional storage. This complex is in excellent condition and has been extremely well-maintained. Desirable Bankview location within steps of the community centre, tennis/pickleball courts, parks including the Bankview dog park, playgrounds, and the amenities of 14th Street including restaurants and shops. Within walking distance to 17th Ave and Marda Loop, this convenient location cannot be beat!**

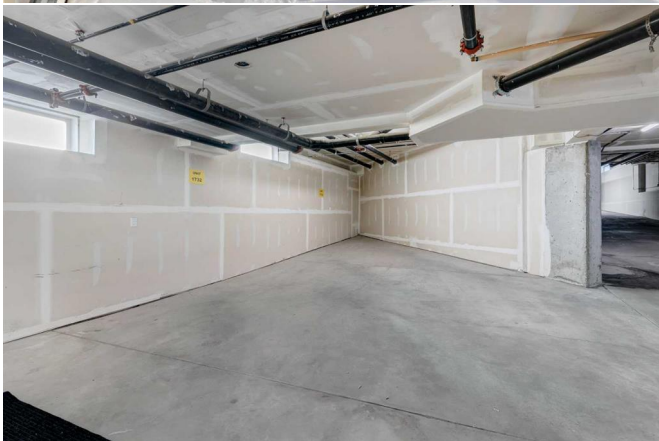
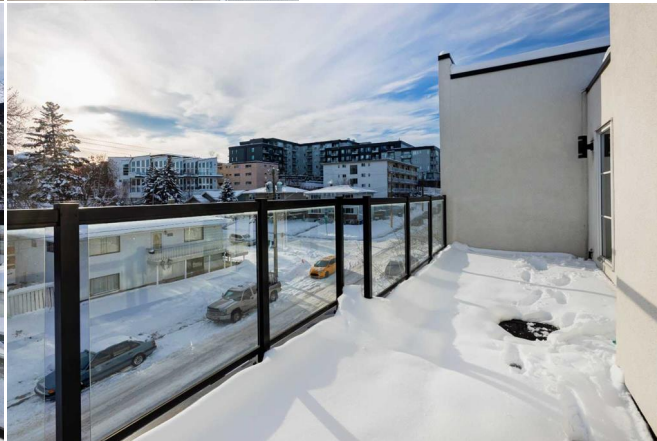
Inclusions: **NA**
 Property Listed By: **RE/MAX Realty Professionals**

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









1732 25 Ave SW, Calgary, AB

Main Floor Exterior Area 733.35 sq ft
Interior Area 656.62 sq ft



PREPARED: 2024/11/27



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

1732 25 Ave SW, Calgary, AB

2nd Floor Exterior Area 733.35 sq ft
Interior Area 736.11 sq ft



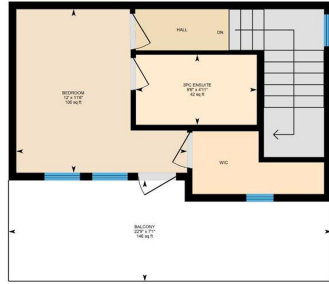
PREPARED: 2024/11/27



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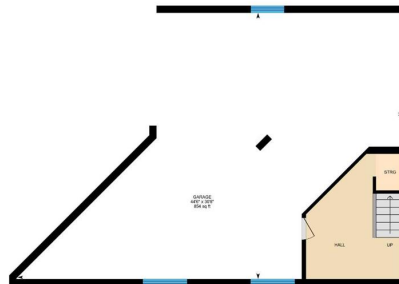
3rd Floor Exterior Area 202.52 sq ft
Interior Area 213.52 sq ft



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Basement (Below Grade) Exterior Area 171.95 sq ft
Interior Area 157.78 sq ft
Excluded Area 946.12 sq ft



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