



1734 25 Avenue Calgary Alberta

\$619,900

Welcome to this modern and very well maintained 1842 sq ft, 3-storey, 3 bedroom, 3.5 bathroom townhouse with a great layout, quality finishings and heated underground parking. The open concept main floor with south facing windows is bright and well laid out, a perfect space for entertaining. Spacious and modern kitchen with plenty of cabinetry, quartz countertops, stainless steel appliances, and an island with seating for 3 and industrial pendant lighting. The kitchen opens onto the spacious dining. The living room is large enough for a sectional plus additional furniture and the powder room completes the main floor. Hardwood flooring throughout the main floor, stairs, landing area on the second floor, and in the 3rd floor bedroom. 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 tiled shower with glass door. The 2nd bedroom also has a walk-in closet and is located next to the 2nd full bathroom. The laundry room with built-in cabinetry and the utility room complete this level. The 3rd level hosts the 3rd bedroom with hardwood flooring, a 3-piece ensuite, and access to the private south-facing sunny balcony. This level would make an amazing 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, Crowchild Trail, 14th Street, 17th Ave, and Marda Loop. Close to many parks including the Bankview Dog Park, Buckmaster Park and 20th Street playground. Two units in th...

3pc Bathroom 8.42 Ft x 4.08 Ft
 Other 10.33 Ft x 8.08 Ft
 Bedroom 12.00 Ft x 11.33 Ft
 2pc Bathroom 4.83 Ft x 4.58 Ft
 Dining room 15.08 Ft x 10.17 Ft
 Foyer 5.75 Ft x 5.50 Ft

4pc Bathroom 7.83 Ft x 5.50 Ft
 5pc Bathroom 9.92 Ft x 9.17 Ft
 Bedroom 13.67 Ft x 11.75 Ft
 Laundry room 4.67 Ft x 4.08 Ft
 Primary Bedroom 14.42 Ft x 11.58 Ft
 Furnace 5.75 Ft x 4.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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 RE/MAX Realty Professionals
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Kitchen 15.17 Ft x 11.92 Ft

Other 5.75 Ft x 5.08 Ft

Living room 16.75 Ft x 16.58 Ft