



## 2204 25 Avenue Calgary Alberta

\$849,900

Welcome to a superbly located bungalow on a quiet street in the heart of Banff Trail. This 55x120 sq ft size lot has endless possibilities for redevelopment. Currently, the home has 3 bedrooms + 1 full bath on the main floor. The living room is spacious with a gas fireplace. The kitchen is open with an island (granite countertops) + SS appliances. An addition was done by a previous owner off the back of the home with laundry and a mud room. This west facing back yard is huge with a hot tub and an oversized double garage (24x24ft). The basement has an illegal suite along with 2 bedrooms and a 4 piece bathroom. The furnace, water tank + panel have all been updated in the past 20 years. Home is walking distance to the U of C, numerous levels of schooling, and Banff Trail C-train station. Home won't last long! (id:6769)

Recreational, Games room 4.50 M x 5.50 M

Bedroom 4.00 M x 3.00 M

Kitchen 3.10 M x 3.20 M

Furnace 3.10 M x 2.90 M

Bedroom 3.00 M x 4.00 M

4pc Bathroom 3.00 M x 2.00 M

Family room 3.30 M x 3.40 M

Other 4.10 M x 3.30 M

Bedroom 3.40 M x 3.30 M

4pc Bathroom 2.10 M x 1.90 M

Primary Bedroom 3.00 M x 4.00 M

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.colinongyerth.com/>

**RE/MAX Realty Professionals**

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