

# \$200,000 - 23, 1813 25 Avenue Sw, Calgary

MLS® #A2216823

## \$200,000

1 Bedroom, 1.00 Bathroom, 497 sqft

Residential on 0.00 Acres

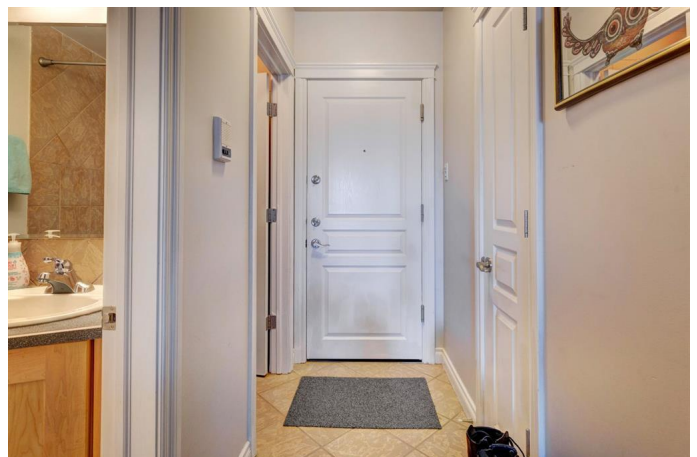
Bankview, Calgary, Alberta

Located in the Solana complex in Bankview, this thoughtfully designed one-bedroom, one-bathroom condo offers a smart layout ideal for urban living. The unit features a well-appointed kitchen with full-size appliances and maple cabinetry, open-concept dining and living areas, and large windows that allow for natural light throughout the day. The bedroom provides ample space and privacy, complemented by a four-piece bathroom. In-suite laundry, a private balcony with awesome city views, and a designated parking stall add convenience and comfort. Also worth noting is the concrete construction that helps make this unit a quiet unit, secure bike storage in the building's basement, and very reasonable condo fees. Set within a well-managed building just minutes from downtown, parks, and 17th Avenue amenities—including restaurants, cafés, transit, and shopping—this property presents a solid opportunity, and excellent value, for both homeowners and investors.

Built in 1964

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2216823  |
| Price      | \$200,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 497               |
| Acres          | 0.00              |
| Year Built     | 1964              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 23, 1813 25 Avenue Sw |
| Subdivision | Bankview              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 1A4               |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                    |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 6             |
| Zoning         | M-C2          |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.