

\$959,000 - 2413 25 Avenue Nw, Calgary

MLS® #A2198248

\$959,000

3 Bedroom, 2.00 Bathroom, 1,400 sqft
Residential on 0.15 Acres

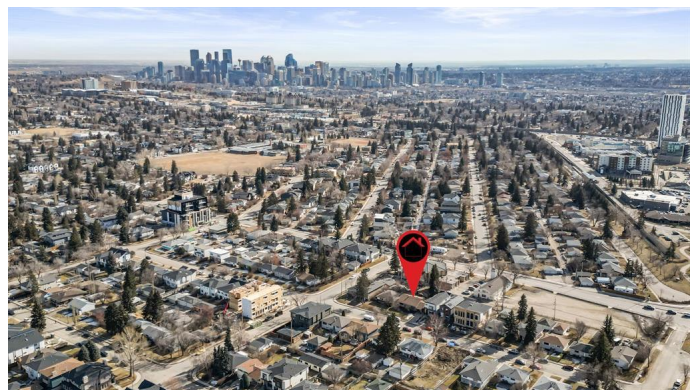
Banff Trail, Calgary, Alberta

This one-of-a-kind property sits on a sprawling 55' x 120' lot, offering exceptional potential in one of the city's most sought-after locations with unbeatable convenience. Just 10 minutes from downtown, a quick walk to the University of Calgary, and steps from the Banff Trail LRT Station, this property is a prime opportunity for investors, developers, or homeowners looking to maximize value.

The private backyard oasis, surrounded by mature trees, provides a rare sense of tranquility in the heart of the city. A double detached garage is complemented by an additional heated single garage, and a carport with extended driveway accommodating two additional vehicles—“an uncommon convenience for inner-city properties.

Inside, this home is more than the typical 1950s bungalow. The wrap-around kitchen features ample storage, a breakfast bar, and seamless flow into the sunken living room, where vaulted wood-accented ceilings and a striking stone fireplace create a warm and inviting atmosphere. The dining area opens onto a large deck, perfect for entertaining, complete with a built-in gas BBQ integrated into the stone.

Additional highlights include: central A/C with Ecobee smart thermostat, extensive renovations completed in 1997, a roof less



than 15 years old, and expansive crawl space beneath the living/dining area for all your storage needs

Whether you choose to live, rent, renovate into a mid-century modern masterpiece, or redevelop, the possibilities are endless, itâ€™s a must-see propertyâ€™ schedule your viewing today!

Built in 1955

Essential Information

MLS® #	A2198248
Price	\$959,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2413 25 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2C6

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Single Garage Detached, Carport
# of Garages	3

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Storage, Vaulted Ceiling(s), Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, ENERGY STAR Qualified Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Built-in Barbecue, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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