# \$959,000 - 2428 25 Avenue Nw, Calgary

MLS® #A2222086

# \$959,000

6 Bedroom, 4.00 Bathroom, 1,343 sqft Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Attention Investors! Legally suited and sitting on a generous 50' x 120' lot, this spacious and well-maintained bungalow offers approx. 2,700 sq ft of developed living space in one of Calgary's most desirable inner-city communities. Perfectly positioned near key amenitiesâ€"including the University of Calgary, Banff Trail and William Aberhart Schools, Confederation Park, Foothills Hospital, and the Alberta Children's Hospitalâ€"this property is also just steps from the LRT, making commuting a breeze. The main level features 3 bright bedrooms and 2 full bathrooms, with hardwood and tile flooring throughout. Enjoy a generous open-concept living and dining area, a private deck, and the convenience of an attached single garage. The fully developed lower-level legal suite offers 3 additional bedrooms, 2 bathrooms, a large family room, and shared laundry with two full sets of washers and dryersâ€"perfect for tenants or multi-generational living. The large backyard includes additional rear parking stalls, a spacious storage shed, and room to entertain or garden. The basement legal suite was developed in 2008 with separate furnaces, separate meters, acoustic batt insulation to dampen noise between units, and updated windows. Roof is approx. 10 years old, and attic insulation and ventilation was recently upgraded. Whether you're looking to live up and rent down, or capitalize on strong rental demand and lease both units, this property offers versatility and long-term







value. With numerous new developments in the area, seize your opportunity to invest in this high-growth pocket of Calgary.

#### Built in 1956

### **Essential Information**

MLS® # A2222086 Price \$959,000

Bedrooms 6
Bathrooms 4.00
Full Baths 4

Square Footage 1,343 Acres 0.14 Year Built 1956

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 2428 25 Avenue Nw

Subdivision Banff Trail
City Calgary
County Calgary
Province Alberta
Postal Code T2M 2C5

#### **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Back Lane, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 21st, 2025

Days on Market 25

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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