

# \$1,850,000 - 1943 25 Avenue Sw, Calgary

MLS® #A2206770

**\$1,850,000**

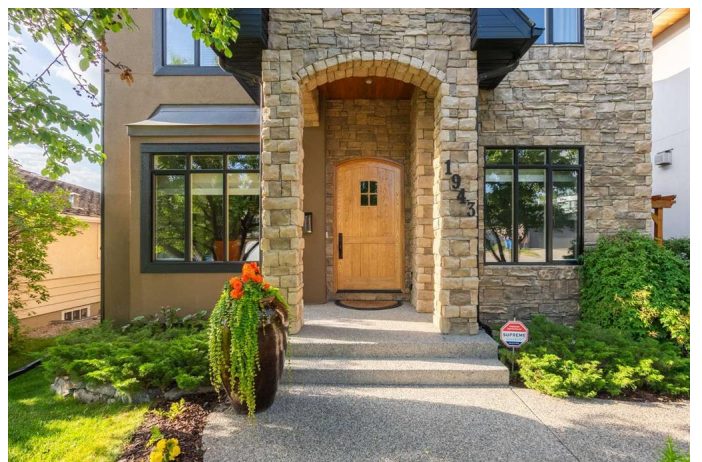
5 Bedroom, 5.00 Bathroom, 2,758 sqft  
Residential on 0.14 Acres

Bankview, Calgary, Alberta

Welcome home to this perfectly located SW inner city showpiece! The custom front door opens up to 4000 sq.ft of opulent development on a massive private professionally landscaped lot. This home encapsulates every detail with 5 bedrooms, 4.5 baths, 4 fireplaces, 9' ceilings on the main floor and walnut hardwood floors throughout, vaulted ceilings and a triple car garage.

Main floor offers a front office/reading room accented with coffered ceilings and custom doors to add privacy. The formal dining room has custom built-ins, fireplace, access to a walk thru Butler pantry boasting upright freezer, second dishwasher, wine fridge, and sink to keep clutter away when cooking. The chef's kitchen is outfitted with expansive granite counter tops, cherrywood cabinets, top of the line subzero fridge and a Wolfe gas stove. The kitchen is thoughtfully designed to include a breakfast bar and a nook with custom banquette that includes storage and recycle drawers tucked below. South facing windows allow boundless natural light. Living room fireplace is adorned with custom millwork, plenty of windows and pot lights to create ambiance while entertaining. A handy side door entry or mudroom provides more closet storage for keeping clutter discrete and the charming 2 pc bathroom finishes the main floor beautifully.

Love sunlight? 3 skylights keep the second floor bright and airy! The oversized primary bedroom is accented with cathedral ceilings,



sitting area, 3-way fireplace, spa ensuite including a soaker tub, massive steam shower and a spacious walk-in closet. The 2nd and 3rd bedrooms are wonderfully designed both with vaulted ceilings, ensuite bathrooms and spacious closets. The laundry room is conveniently located on the second floor. Lower level is just as special as the rest of the home which includes 2 bedroom, 4 piece bathroom with steam shower, theatre area, fireplace and games/pool table. In addition, the basement encompasses a wine room, wet bar and heated floors to make entertaining effortless. Retreat to your back yard oasis and you will notice the intricate custom concrete work, professional landscaped and retaining rock walls. Last but not least, there is full irrigation systems, 3 gas outlets for BBQ & heaters along with an electronic retractable awning. With over 100k invested in the backyard it is easy to call this home!

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206770    |
| Price          | \$1,850,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,758       |
| Acres          | 0.14        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

Address 1943 25 Avenue Sw

|             |          |
|-------------|----------|
| Subdivision | Bankview |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T2T1A6   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings  |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | Central Air, Wall Unit(s)  |
| Fireplace         | Yes  |
| # of Fireplaces   | 4  |
| Fireplaces        | Basement, Dining Room, Family Room, Gas, Master Bedroom  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Garden, Private Yard, Barbecue   |
| Lot Description   | Back Lane, Back Yard, Garden, Landscaped, Lawn, Many Trees, Private, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 8               |
| Zoning         | R-CG            |

### **Listing Details**

Listing Office

MaxWell Canyon Creek

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.