

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

MLS® #A2216823

**\$200,000**

1 Bedroom, 1.00 Bathroom, 497 sqft

Residential on 0.00 Acres

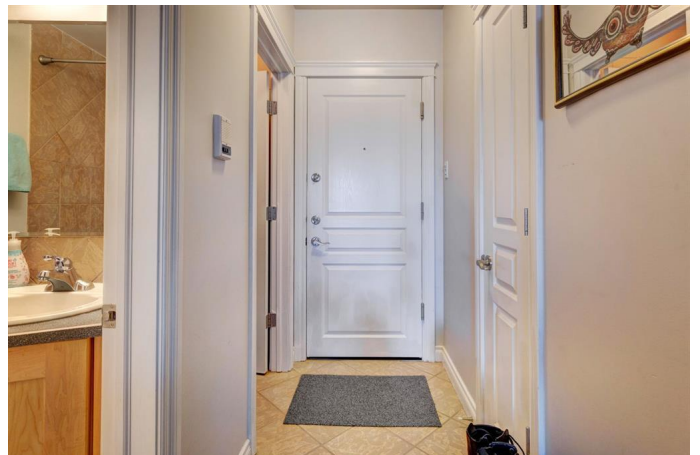
Bankview, Calgary, Alberta

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 | 4             |
| Zoning         | M-C2          |

### Listing Details

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

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