

1612 25 Avenue SW  
Calgary, Alberta

MLS # A2215833

\$970,000

|           |   |        |                  |
|-----------|---|--------|------------------|
| Division: | Bankview  |        |                  |
| Type:     | Residential/Duplex                                      |        |                  |
| Style:    | 3 (or more) Storey, Attached-Side by Side               |        |                  |
| Size:     | 1,835 sq.ft.  | Age:   | 2024 (1 yrs old) |
| Beds:     | 4   | Baths: | 3 full / 3 half  |
| Garage:   | Double Garage Attached, Driveway, Garage Faces Front    |        |                  |
| Lot Size: | 0.03 Acre   |        |                  |
| Lot Feat: | Back Yard, Low Maintenance Landscape, Square Shaped Lot |        |                  |

|             |   |            |          |
|-------------|---|------------|----------|
| Heating:    | In Floor, Forced Air, Natural Gas   | Water:     | -        |
| Floors:     | Carpet, Hardwood, Tile  | Sewer:     | -        |
| Roof:       | Asphalt Shingle   | Condo Fee: | -        |
| Basement:   | None  | LLD:       | -        |
| Exterior:   | Stone, Stucco, Vinyl Siding   | Zoning:    | M-CG d72 |
| Foundation: | Poured Concrete   | Utilities: | -        |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s) |            |          |
| Inclusions: | N/A   |            |          |

Welcome to this stunning 3-storey duplex in the desirable inner-city community of Bankview. Thoughtfully designed and beautifully finished, this 4-bedroom, 6-bathroom home offers over 2,000 square feet of sophisticated living space, complemented by soaring ceilings, high-end finishes, and incredible views of downtown Calgary. Step inside to discover a spacious open-concept main floor with 10-foot ceilings and oversized windows that fill the home with natural light. The heart of the home is the designer kitchen featuring high-end Bosch appliances, including a gas cooktop and wall oven, a large central island with sleek stone countertops, and statement lighting that adds a touch of glam. The expansive dining area is perfect for hosting, while the living room is anchored by a dramatic floor-to-ceiling gas fireplace &mdash; creating a cozy yet modern focal point. Upstairs, you'll find 9-foot ceilings and three generous bedrooms. The primary suite impresses with a large walk-in closet and a spa-like 4-piece ensuite featuring a glass shower, dual vanities, and refined finishes. Two additional bedrooms share a stylish 3-piece bath, and the central laundry area offers everyday convenience right where you need it. The top floor is your private urban retreat. The spacious loft includes a large bonus room, the fourth bedroom with its own walk-in closet and 4-piece ensuite, and two impressive balconies &mdash; one off the bedroom and another off the bonus room. Take in the incredible views of Calgary's downtown skyline while enjoying your morning coffee or an evening glass of wine. Whether you're entertaining or relaxing, this space offers the perfect blend of comfort and style. The lower level adds even more function with a fully finished mud area, additional storage, and a convenient 2-piece bathroom off the oversized double attached garage &mdash; ideal for unloading after a busy

day. Outdoor living is just as thoughtful with multiple balconies on the first and third floors, rough-in for a BBQ gas line, and the perfect spot to take in the city lights. Additional upgrades include rough-in for air conditioning and in-floor heating, giving you the opportunity to tailor your comfort all year long. Located minutes from 17th Avenue, Marda Loop, parks, schools, and transit, this modern inner-city home in Bankview offers the perfect balance of space, style, and location. Don't miss your chance to own a home that combines thoughtful design, functional luxury, and unbeatable city views.