

2204 25 Avenue NW
Calgary, Alberta

MLS # A2273568



\$849,900

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance		

Inclusions: Hot Tub in Yard, basement fridge, stove, dishwasher, garage heater (as is)

Welcome to a superbly located bungalow on a quiet street in the heart of Banff Trail. This 55x120 sq ft size lot has endless possibilities for redevelopment. Currently, the home has 3 bedrooms + 1 full bath on the main floor. The living room is spacious with a gas fireplace. The kitchen is open with an island (granite countertops) + SS appliances. An addition was done by a previous owner off the back of the home with laundry and a mud room. This west facing back yard is huge with a hot tub and an oversized double garage (24x24ft). The basement has an illegal suite along with 2 bedrooms and a 4 piece bathroom. The furnace, water tank + panel have all been updated in the past 20 years. Home is walking distance to the U of C, numerous levels of schooling, and Banff Trail C-train station. Home won't last long!