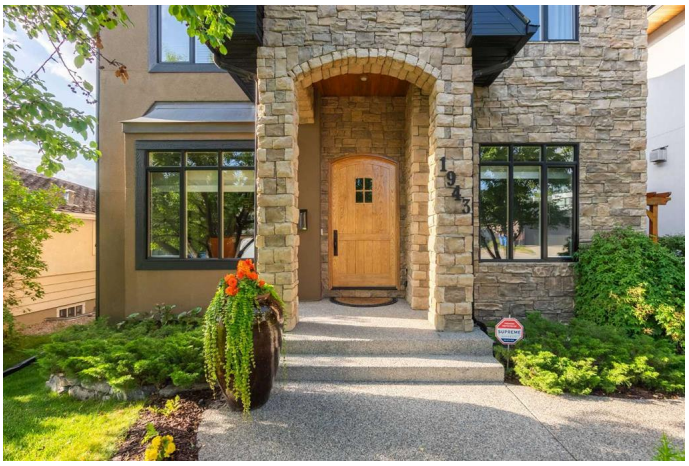
$1,850,000 - 1943 25 Avenue Sw, Calgary

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

Exterior

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

Additional Information

Date Listed	April 3rd, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office MaxWell Canyon Creek

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