\$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, 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 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

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