

23, 1813 25 Avenue SW  
Calgary, Alberta

MLS # A2216823



\$200,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	497 sq.ft.	Age:	1964 (61 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 319

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

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.