

# \$959,000 - 2428 25 Avenue Nw, Calgary

MLS® #A2222086

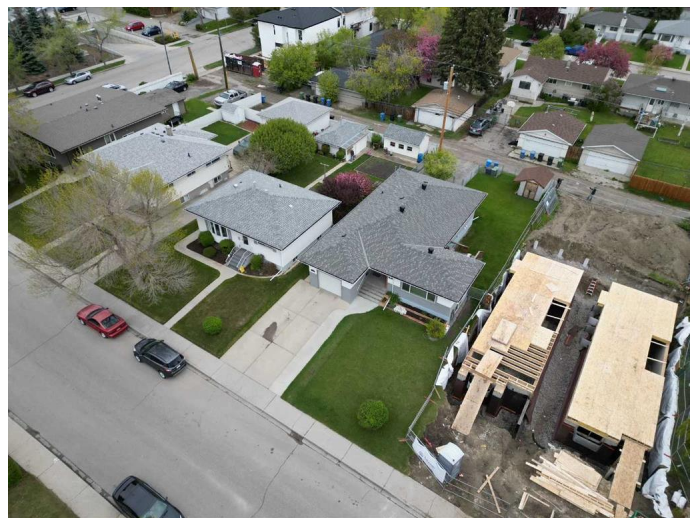
**\$959,000**

6 Bedroom, 4.00 Bathroom, 1,343 sqft

Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Attention Investors! Legally suited and sitting on a generous 50' x 120' lot, this spacious and well-maintained bungalow offers approx. 2,700 sq ft of developed living space in one of Calgary's most desirable inner-city communities. Perfectly positioned near key amenities—including the University of Calgary, Banff Trail and William Aberhart Schools, Confederation Park, Foothills Hospital, and the Alberta Children's Hospital—this property is also just steps from the LRT, making commuting a breeze. The main level features 3 bright bedrooms and 2 full bathrooms, with hardwood and tile flooring throughout. Enjoy a generous open-concept living and dining area, a private deck, and the convenience of an attached single garage. The fully developed lower-level legal suite offers 3 additional bedrooms, 2 bathrooms, a large family room, and shared laundry with two full sets of washers and dryers—perfect for tenants or multi-generational living. The large backyard includes additional rear parking stalls, a spacious storage shed, and room to entertain or garden. The basement legal suite was developed in 2008 with separate furnaces, separate meters, acoustic batt insulation to dampen noise between units, and updated windows. Roof is approx. 10 years old, and attic insulation and ventilation was recently upgraded. Whether you're looking to live up and rent down, or capitalize on strong rental demand and lease both units, this property offers versatility and long-term



value. With numerous new developments in the area, seize your opportunity to invest in this high-growth pocket of Calgary.

Built in 1956

**Essential Information**

MLS® #	A2222086
Price	\$959,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,343
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2428 25 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2C5

**Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Entrance, Private Yard, Storage  
Lot Description        Back Lane, Landscaped, Level, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Brick, Stucco, Wood Frame, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 21st, 2025  
Days on Market        43  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Broker

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