



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 319
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions:	N/A
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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.