



**10, 1813 25 Avenue SW  
Calgary, Alberta**

**MLS # A2278559**



**\$249,249**

|                  |                                    |                               |
|------------------|------------------------------------|-------------------------------|
| <b>Division:</b> | Bankview                           |                               |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |                               |
| <b>Style:</b>    | Apartment-Single Level Unit        |                               |
| <b>Size:</b>     | 713 sq.ft.                         | <b>Age:</b> 1964 (62 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> 1               |
| <b>Garage:</b>   | Stall                              |                               |
| <b>Lot Size:</b> | -                                  |                               |
| <b>Lot Feat:</b> | -                                  |                               |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel   | <b>Condo Fee:</b> | \$ 464 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete   | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home                                      |                   |        |
| <b>Inclusions:</b> | Everything in the condo including small appliances and all furniture |                   |        |

Welcome to #10, 1813 25 Avenue SW — a bright, modern, and beautifully open condo nestled within a quiet, respectful community in one of Calgary's most connected inner-city locations. Offered as a true turnkey opportunity, this home is sold fully furnished, including all furniture: the beds, couches, and both small and large appliances exactly as shown - you get it all! Freshly painted in 2024 and fully renovated in recent years, the unit showcases wide-plank hardwood flooring, quartz countertops, and new carpet, creating a clean, contemporary aesthetic throughout. The thoughtfully designed layout maximizes natural light and space, while the rare in-suite laundry room offers impressive storage — a highly sought-after feature in condo living. Step outside to your private balcony and enjoy peaceful mornings and evenings with peek-a-boo views of the downtown city lights, offering the perfect blend of urban charm and everyday tranquility. Set in a safe, quiet neighbourhood, the complex is known for its like-minded, respectful residents. A dedicated parking stall adds everyday convenience, complemented by ample non-permit street parking for guests. The location truly checks every box. Walk to popular local pubs and eateries including Marda Loop, The Trop, and Sinatra's Pizzeria, enjoy the nearby multi-sport community park, and take advantage of close proximity to multiple schools and post-secondary institutions. Quick access to Westhills, Westbrook, Chinook Centre, downtown, and major thoroughfares makes commuting effortless in every direction. Low condo fees include heat, water, and sewer, adding exceptional value to this already compelling offering. A wonderful opportunity to enjoy inner-city living with comfort, community, and long-term appeal.