



**1917 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2304810**

**\$988,000**



<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,016 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Fruit Trees/Shrub(s), Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Smart Home		
<b>Inclusions:</b>	N/A		

Completion November 2026 \*\*\*\* elevate your lifestyle with a truly exceptional opportunity in Bankview. Introducing Bankview8, a boutique collection of ultra high end three-storey townhomes designed for modern inner city living, each paired with a fully self contained two bedroom legal suite (seperate address and title) perfect for generating rental income or accommodating extended family. Offering over 2,000 sq ft of refined living space above grade, along with an approximately 788 sq ft suite (per builder plans), these homes deliver a seamless blend of luxury, functionality, and forward thinking design. Every residence is thoughtfully crafted with an upgraded window package to maximize natural light and efficiency, durable and stylish Hardie board siding, rich hardwood flooring, STEAM shower, tankless HOT water, DACOR appliance package (uppers)and sleek GRANITE countertops complemented by contemporary lighting. The basement suites are enhanced with in-floor heating for year round comfort, while solar ready rough-ins provide an option for future sustainability. Separate utility rooms add convenience, spacious walk-in closets offer ample storage, and expansive third-floor decks showcase impressive views perfect for relaxing or entertaining. Ideally located just minutes from the vibrant shops, restaurants, and nightlife of 17th Avenue, as well as downtown, Bankview8 offers the perfect balance of urban energy and residential comfort. Whether you’re an investor, a professional, or a buyer looking to offset your mortgage, this is a rare opportunity to own a home that truly works for you. Contact your preferred Realtor today for more information and early access to this exciting new development.