



GRASSROOTS

REALTY GROUP

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**2203 25 Avenue NW
Calgary, Alberta**

MLS # A2311804



\$899,900

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,114 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Lower Illegal Suite Appliances (fridge, stove, dishwasher, hood fan)

Updated Banff Trail bungalow situated on a full-sized 50x120 lot with oversized double garage, mature landscaping, garden space, and future development potential. This well-maintained home offers a functional blend of comfortable living space, flexibility, and inner-city convenience. The open-concept main floor features a spacious primary bedroom, hardwood floors, and practical flow throughout the living, dining, and kitchen areas along with a separate home office. The fully developed basement includes two additional bedrooms and an illegal suite with separate kitchen, offering flexibility for extended family, guests, or potential rental income. Over the years, the home has seen numerous updates including electrical, furnace, roof, windows, and refinished hardwood floors. Additional features include LED pot lighting, built-in cabinetry, and an updated kitchen with stainless steel appliances, oven, glass hood fan, granite countertops, and breakfast bar. The main floor ensuite includes a soaker tub, walk-in shower, and double sinks. A rare opportunity to own a substantially updated home on a full lot in sought-after Banff Trail with space, flexibility, and long-term potential.