

**23, 1813 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2216823**



**\$200,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	497 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 319
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

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.