

\$899,000 - 2329 25 Avenue Nw, Calgary

MLS® #A2259257

\$899,000

5 Bedroom, 2.00 Bathroom, 1,034 sqft
Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Great opportunity to invest in this beautifully maintained home in the community of Banff Trail. This SOUTH facing R-CGlot is a generous size (15.22m x 36.59m) and offers a 2 bedroom LEGAL SUITE in the basement. Lots of great natural light throughout the home. Upstairs is a well maintained bungalow that offers 3 bedrooms and 1 bath. Lovely original hardwood in excellent shape. Separate side entrance leads to the legalized 2 bedroom basement suite. Shared laundry and storage downstairs for both the upstairs and downstairs occupants. Enjoy the home for yourself upstairs and have a supplementary income suite, or rent out both up and down. Good proximity to the Foothills Hospital, Children's Hospital, walkable to the LRT and University of Calgary, and good access to downtown Calgary as well

Built in 1955

Essential Information

MLS® #	A2259257
Price	\$899,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.14
Year Built	1955



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2329 25 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2C4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Treed, Flag Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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