21 1813 25 Avenue SW

Calgary | Active | MLS® A2355790

$225,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1964**	**721.59 sq. ft.**

Your next move starts with a conversation.

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Listed by Property Solutions Real Estate Group Inc.

A closer look

Welcome to SOLANA, a friendly and exceptionally well-managed building tucked away on a quiet residential street in the heart of Bankview. This beautifully updated and meticulously maintained 2-bedroom, TOP-FLOOR END-UNIT offers quality finishes, thoughtful design and an outstanding inner-city location.

The kitchen features granite countertops, custom maple cabinetry, stainless steel appliances and a stainless steel backsplash. Oak hardwood flooring, quality Berber carpet, tile and solid wood interior doors add warmth and character throughout. The bathroom has been completely remodelled, and the entire apartment is in EXCELLENT condition! The open-concept living and dining area is comfortable and inviting, while the second bedroom is ideal for guests, a roommate or home office.

One of the home's standout features is the expansive balcony spanning the entire width of the apartment. Open the French doors and enjoy sweeping 180-degree panoramic views toward Nose Hill Park to the north and the downtown skyline to the east. A wonderful spot for morning coffee or relaxing at the end of the day!

A rare bonus is the dedicated IN-SUITE LAUNDRY ROOM with impressive additional storage. There's also secure bicycle storage in the basement, an assigned, ENERGIZED parking stall in the exceptionally well-lit parking lot and plenty of additional street parking. SOLANA's solid concrete construction helps minimize noise transfer. Pet-friendly, with reasonable condo fees and attentive management, this is a building that's easy to love!

And the LOCATION is fantastic! Perfectly situated between 17th Avenue and Marda Loop, you're within walking distance of restaurants, coffee shops, shopping, transit and everyday amenities. Just HALF A BLOCK away is the Bankview Community Association, with tennis, pickleball and basketball courts, a park and playground. Downtown is minutes away, Mount Royal University is nearby, and the University of Calgary is an easy commute.

Beautifully updated, exceptionally well maintained and ideally located, this charming condo offers an appealing combination of comfort, convenience and value. A wonderful place to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355790
Bedrooms	2
Bathrooms	1
Year Built	1964
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	721.59 sq. ft.
Main Level Finished Area:	721.59 sq. ft.
Condo Fee:	$464.81
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit, No One Above
Total Rooms Above Grade:	5
Year built:	1964 (Age: 62)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)

Num Ensuite Baths:	0
Plan:	0313292
Heating:	Baseboard, Hot Water
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Bankview (Calgary)
Amenities:	Parking, Snow Removal
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Ceiling Fan
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 13'6" × 11'5" ·

Main Floor	Kitchen · 11'9" × 9'10" ·
Main Floor	Bedroom - Primary · 11'1" × 10'10" ·
Main Floor	Bedroom · 11'2" × 8'7" ·
Main Floor	Foyer · 8'4" × 3'3" ·
Main Floor	Laundry · 9'10" × 3'8" ·
Main Floor	Balcony · 27'2" × 3' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Open Floorplan, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/21-1813-25-avenue-sw-calgary-a2355790/

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Data was last updated November 23, 2026 at 06:05 PM (UTC)

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