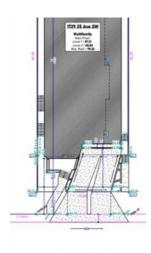


780-380-6207 meghan@meghanrobinson.net

1729 25 Avenue SW Calgary, Alberta

MLS # A2223612





\$835,000

Division:	Bankview		
Туре:	Residential/House		
Style:	Bungalow		
Size:	856 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Private, Rectangular Lot, Sloped, Views		

Heating: Water: **Public** Forced Air, Natural Gas Floors: Sewer: **Public Sewer** Carpet Roof: **Condo Fee:** Asphalt Shingle **Basement:** LLD: Separate/Exterior Entry, Finished, Full **Exterior:** Zoning: M-CG Stucco, Wood Frame, Wood Siding Foundation: **Poured Concrete Utilities:**

Features: No Animal Home, No Smoking Home, Separate Entrance

Inclusions: N/A

50FT X 150FT MCG ZONING - Opportunity to own a prime large lot in a growing desirable inner city neighborhood, surrounded by lots of new developments. This is perfect for builders or investors to hold because THE RECENTLY RENOVATED (new carpet,new paint,new lighting,new plumbing fixtures, new hot water tank) raised DUPLEX bungalow is 2 bedrooms upstairs, and 1 bedroom illegal suite downstairs with a separate entrance and large basement windows-- REVENUE PROPERTY! Roof shingles are less than 5 years old, single detached garage is great for storage, and unbelievable south backyard is like a GREEN OASIS IN THE MIDDLE OF THE CITY. VIEWS OF DOWNTOWN!! PLANS ARE READY FOR 7 UNITS 3&4 BEDROOMS EACH, READY TO SUBMIT FOR DP APPLICATION

Copyright (c) 2025 Meghan Robinson. Listing data courtesy of Real Broker. Information is believed to be reliable but not guaranteed.