

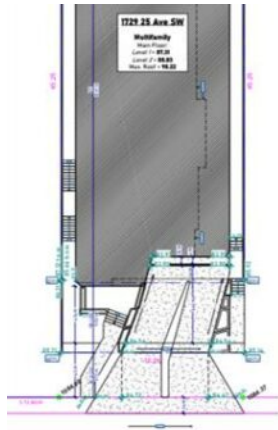


GRASSROOTS
REALTY GROUP

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1729 25 Avenue SW
Calgary, Alberta

MLS # A2223612



\$835,000

Division:	Bankview		
Type:	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:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG
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