



GRASSROOTS
REALTY GROUP

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3003 25 Street SW
Calgary, Alberta

MLS # A2264521



\$875,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: N/A

HUGE INVESTMENT POTENTIAL & BUILDERS, AND SAVVY INVESTORS, TAKE NOTE!! This rare 80'x125' R-CG CORNER LOT in the heart of RICHMOND offers an incredible opportunity to build in one of Calgary's most desirable inner-city communities. This legally suited bungalow can be a great long term hold rental property or house hack, making it a perfect income generating investment. With city approval, this large 8,880 sq/ft lot can also be developed into a dream property! Ideally located just minutes from MARDIA LOOP, SANDY BEACH PARK, and a short drive to DOWNTOWN. This property is also close to Mount Royal University and Crowchild Trail, making the location perfect for any investment strategy. The upper level features two spacious bedrooms, warm hardwood flooring, a cozy fireplace, a bright 4pc bathroom, and both living and family room areas that create a welcoming and functional space. The kitchen is bright and functional with large corner windows and an eating area. The lower level is a legal, registered one bedroom suite, with a large living room area and a full bathroom. The basement NEWLY RENOVATED KITCHEN has vinyl plank flooring and lots of storage. The lower level also features shared laundry, lots of storage, and newer furnace installed in 2021. The roof was just re-done in 2021, the deck and patio were updated in 2023. Whether you're looking to build, or hold as a rental property, this is a rare and valuable investment opportunity in one of Calgary's most walkable and centrally located gorgeous neighbourhoods. DON'T MISS OUT on this opportunity, reach out, come and take a look for yourself!