



GRASSROOTS
REALTY GROUP

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1933 25 Street SW
Calgary, Alberta

MLS # A2270237



\$1,350,000

Division:	Richmond		
Type:	Multi-Family/4 plex		
Style:	Bungalow		
Size:	2,261 sq.ft.	Age:	1979 (46 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Street Lighting		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Vinyl	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: none

For more information, please click the "More Information" button. Great opportunity to own a fourplex in the highly sought-after community of Killarney. This bi-level style building features two upper and two lower separate living accommodations, each with a separate entrance, offering privacy and convenience for all residents. Every unit includes three bedrooms and 1.5 bathrooms, spanning spacious living area with a cozy fireplace and in-suite laundry for added comfort. All utilities are separately metered, ensuring ease of management for the owner. The property is ideally situated on a beautiful, quiet, and tree-lined street with close proximity to downtown amenities. Please note that this property was originally built as a fourplex—it is not a converted duplex. The property is currently under renovation, maintaining its charm while adding modern updates. An exceptional investment opportunity in the heart of South Calgary! This purpose-built fourplex offers strong rental potential, future redevelopment possibilities, and an unbeatable location just minutes from downtown, Marda Loop, and vibrant 17th Avenue.