



1729 25 Avenue SW
Calgary, Alberta

MLS # A2155623



\$869,000

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|------------------|---|---------------|-------------------|
| Division: | Bankview | | |
| Type: | Residential/House | | |
| Style: | Bungalow, Up/Down | | |
| Size: | 856 sq.ft. | Age: | 1957 (67 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: | Hardwood | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | M-CG d111 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Separate Entrance | | |

Inclusions: N/A

50FT X 150FT (7,500SQFT) 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 raised DUPLEX bungalow is making \$3,400 per month, 2 bedrooms upstairs, and 1 bedroom legal non-conforming 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 !!