



**3807 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2179948**



**\$825,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1954 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Detach		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features		

**Inclusions:** None

Located on a beautiful tree-lined street, this 100'x53' lot is perfect for redevelopment. Already zoned R-CG, the city of Calgary website states the following: "What is R-CG? R-CG is a land-use district zoning that allows for single-detached, semi-detached, secondary suites, and rowhouse-style housing. An R-CG parcel could have a maximum of four units on a typical 50 ft lot, with the potential for each unit to have a secondary suite. R-CG can be located on corner lots or mid-block lots. The homes could all be in a row or have front and back units." Every parcel is unique so best to verify what would work best for this beauty. This sweet bungalow is very liveable and has ample space. With three bedrooms and two bathrooms, a beautiful front and backyard, there is plenty of potential to live in the home or rent it until your future plans are complete. The property also features plenty of off street parking with a 15'x23' garage and double concrete driveway. Calgary is a city of change and revitalization. This is a great way to be part of the action.