



THE
A-TEAM

**RE/MAX
FIRST**

1729 25 Avenue, Calgary T2T 1A2

MLS®#: **A2155623**

Area: **Bankview**

Listing Date: **09/06/24**

List Price: **\$869,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**
Lot Information
Lot Sz Ar: **7,416 sqft**
Lot Shape: **50 FT X 150 FT**

Finished Floor Area
Abv Sqft: **855**
Low Sqft:
Ttl Sqft: **855**

DOM

12
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow,Up/Down**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Fruit Trees/Shrub(s),Private,Rectangular Lot,Sloped,Views**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Fire Pit,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Hardwood**
Water Source:
Public
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`8" x 11`4"
3pc Bathroom	Main	7`8" x 4`5"
Dining Room	Main	6`5" x 6`4"
Kitchen With Eating Area	Basement	12`6" x 9`6"
3pc Bathroom	Basement	7`3" x 4`10"
Living Room	Basement	15`9" x 12`1"

Room	Level	Dimensions
Bedroom	Main	10`11" x 10`2"
Kitchen	Main	13`5" x 6`11"
Office	Main	16`4" x 13`2"
Laundry	Basement	12`10" x 9`11"
Bedroom	Basement	12`9" x 10`10"

Title:
Fee Simple
Legal Desc:

8160AN

Zoning:
M-CG d111

Remarks

Pub Rmks: **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 !!**

Inclusions:
Property Listed By: **N/A**
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123