

1729 25 Avenue, Calgary T2T 1A2

Sewer:

Ext Feat:

Utilities:

A2155623 **Bankview** Listing 09/06/24 List Price: **\$869,000** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



Public Sewer

Fire Pit, Private Yard

General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 1957 Abv Saft: Lot Information Low Sqft:

Lot Sz Ar: Ttl Sqft: 7,416 sqft Lot Shape:

50 FT X 150 FT

<u>Parking</u>

DOM

138

Layout

Beds:

Baths:

Style:

Ttl Park: 1 Garage Sz: 1

3 (2 1)

2.0 (2 0)

Bungalow, Up/Down

Access:

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

Finished Floor Area

855

855

Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas 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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`8" x 11`4"	Bedroom	Main	10`11" x 10`2"
3pc Bathroom	Main	7`8" x 4`5"	Kitchen	Main	13`5" x 6`11"
Dining Room	Main	6`5" x 6`4"	Office	Main	16`4" x 13`2"
Kitchen With Eating Area	Basement	12`6" x 9`6"	Laundry	Basement	12`10" x 9`11"
3pc Bathroom	Basement	7`3" x 4`10"	Bedroom	Basement	12`9" x 10`10"
Living Room	Basement	15`9" x 12`1"			

Legal/Tax/Financial

Title: Fee Simple	Zoning: M-CG d111
Legal Desc:	8160AN
	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:	N/A
Property Listed By:	Real Broker

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