



THE
A-TEAM

**RE/MAX
FIRST**

2631 25 Avenue, Calgary T3E 0K2

MLS®#: **A2164971** Area: **Killarney/Glengarry** Listing Date: **09/12/24** List Price: **\$1,169,000**
 Status: **Active** County: **Calgary** Change: **+\$69k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1959**
Lot Information
 Lot Sz Ar: **6,221 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Corner Lot,Rectangular Lot**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,775**
 Low Sqft:
 Ttl Sqft: **1,775**

DOM

71
Layout
 Beds: **5 (4 1)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Mixed,Vinyl Siding,Wood Siding**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 12`2"	Kitchen	Main	13`4" x 9`7"
Dining Room	Main	9`11" x 8`0"	Bedroom - Primary	Main	12`2" x 9`10"
Bedroom	Main	10`4" x 9`4"	3pc Bathroom	Main	7`1" x 4`10"
Bedroom	Basement	9`11" x 9`7"	Game Room	Basement	24`8" x 13`0"
Laundry	Basement	8`6" x 6`7"	Den	Basement	9`11" x 8`2"
3pc Bathroom	Basement	9`3" x 6`2"	Living Room	Main	15`4" x 12`1"
Kitchen	Main	13`5" x 9`7"	Dining Room	Main	10`0" x 8`0"

Bedroom - Primary
4pc Bathroom

Main
Main

12`1" x 9`10"
7`0" x 4`11"

Bedroom
Storage
Legal/Tax/Financial

Main
Basement

10`4" x 9`4"
11`8" x 8`11"

Title:
Fee Simple
Legal Desc:

56610

Zoning:
H-GO

Remarks

Pub Rmks:

ATTN: INVESTORS & DEVELOPERS H-GO ZONING! Discover this exceptional 50-ft x 125-ft CORNER LOT in the highly sought-after KILLARNEY neighbourhood! With H-GO zoning, you can build taller 12m townhomes and stack them, whereas with R-CG, the townhomes must be 11m and no stacking is allowed. This zoning opens up a number of possibilities for redevelopment-Units can be built in two separate buildings behind each other on one property, with a separate garage and basement suites may also be allowed, with appropriate permits & pending City approval. This sale includes both 2629 & 2631 25 Ave SW (both sides of a semi-detached home), offering an incredible chance for full redevelopment or upgrading of the existing property with the potential for 4x legal or illegal rental suites (pending city permits and approvals). **PRIME LOCATION:** Killarney is perfect for families, with two schools within the community and several nearby parks, playgrounds, and fields. It's also ideal for working professionals seeking a quick commute to downtown and access to all essential amenities. **PROPERTY FEATURES:** The current property offers a three-bed + den on one side and a two-bed + large storage room on the lower level of the other side. Both units enjoy kitchens that overlook a spacious backyard, along with generously sized living areas. The corner lot offers an abundance of outdoor space for tenants to enjoy, and with a paved alley right off 25 Ave, convenience is key! **NEIGHBOURHOOD PERKS:** Killarney blends the charm of a suburban feel with the benefits of an inner-city neighbourhood. It's a community people fall in love with, boasting a mix of mature trees, modern infills, and a vibrant community association that offers a garden and various classes and activities. You'll find shopping, restaurants, pubs, and recreational facilities just minutes away, with Westbrook Mall a quick 3-minute drive and downtown easily accessible via Bow Trail or the Westbrook LRT. The area is especially popular with young families and offers both public and separate schools. Mount Royal University is also located just to the south, adding to the appeal for potential tenants or homeowners. This is a rare investment opportunity with a desirable lot, prime location, and endless potential for redevelopment or renovation. Don't miss out!

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

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











