



THE
A-TEAM

**RE/MAX
FIRST**

3807 25 Avenue, Calgary T3E 0L3

MLS®#: **A2179948**

Area: **Glendale**

Listing Date: **11/21/24**

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Lot Information

Lot Sz Ar: **5,285 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,152**
Low Sqft:
Ttl Sqft: **1,152**

DOM

30
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Front Drive,Garage Door Opener,Garage Faces Front,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5' 4" x 5' 11"
Breakfast Nook	Main	5' 2" x 6' 4"
Living Room	Main	13' 8" x 17' 1"
Bedroom	Main	10' 0" x 12' 2"
Mud Room	Main	3' 5" x 3' 7"
3pc Bathroom	Basement	5' 6" x 5' 9"
Game Room	Basement	8' 0" x 12' 0"

Room	Level	Dimensions
Kitchen	Main	8' 6" x 9' 1"
Dining Room	Main	9' 0" x 9' 7"
Bedroom - Primary	Main	9' 1" x 13' 10"
Bedroom	Main	10' 1" x 10' 10"
4pc Bathroom	Main	4' 11" x 9' 1"
Family Room	Basement	11' 10" x 22' 3"
Flex Space	Basement	8' 9" x 18' 5"

Laundry	Basement	7`0" x 11`10"	Furnace/Utility Room	Basement	13`0" x 13`6"
			Legal/Tax/Financial		

Title:	Zoning:				
Fee Simple	R-CG				
Legal Desc:	8223GO	Remarks			

Pub Rmks: **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.**

Inclusions: **None**
 Property Listed By: **RE/MAX Realty Professionals**

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









