



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2629 & 2631 25 Avenue, Calgary T3E 0K2**

MLS® #: **A2195983**

Area: **Killarney/Glengarry**

Listing Date: **02/20/25**

List Price: **\$1,195,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Full 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: **Alley Access, Off Street**

DOM

**44**

Layout

Beds: **7 (6 1 )**  
Baths: **3.0 (3 0)**  
Style: **Attached-Side by Side, Bungalow**

Parking

Ttl Park: **0**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stucco, Wood Siding**

Flooring:

**Carpet, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Electric Stove, Range Hood, Refrigerator, Washer/Dryer**

Int Feat: **Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 9`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 9`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 9`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 8`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 8`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`0" x 9`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`1" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`0" x 4`11"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`3" x 6`3"</b>

Living Room  
Kitchen  
Game Room

Main  
Main  
Basement

12`2" x 15`5"  
8`5" x 6`0"  
31`0" x 24`7"

Living Room  
Kitchen

Main  
Main

12`3" x 15`6"  
8`6" x 6`1"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

56610

Zoning:  
H-GO

Remarks

Pub Rmks: **RENOVATED FULL-DUPLEX on a large 50 x 125ft CORNER LOT IN KILLARNEY!! Potential to turn this property into a 4-PLEX, or take advantage of the H-GO ZONING, and build a much larger MULTI-FAMILY project!! Each side MAIN FLOOR has 3 bedrooms, a full bathroom and main floor laundry, for a total of 6 BEDROOMS and 2 FULL BATHS UPSTAIRS. One side has a finished basement with an additional Bedroom, Bathroom, and living room. The other side basement is currently unfinished. LEGAL BASEMENT SUITES can be added to this property with city approvals to make it a 4-PLEX!.. Recent renovations include; NEW BATHROOMS, UPDATED KITCHENS, NEW FLOORING & PAINT THROUGHOUT! \*\*Seller is willing to add legal basement suites to the property for an additional cost, contact realtor for more details.**

Inclusions: N/A  
Property Listed By: CIR Realty

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





