



**GRASSROOTS**  
REALTY GROUP

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**1729 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2223612**



**\$835,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Private, Rectangular Lot, Sloped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

50FT X 150FT MCG ZONING - 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 RECENTLY RENOVATED (new carpet,new paint,new lighting,new plumbing fixtures, new hot water tank) raised DUPLEX bungalow is 2 bedrooms upstairs, and 1 bedroom illegal 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 !! PLANS ARE READY FOR 7 UNITS 3&4 BEDROOMS EACH , READY TO SUBMIT FOR DP APPLICATION