



1933 25 Street SW  
Calgary, Alberta

MLS # A2270237



**\$1,395,000**

**Division:** Richmond

**Type:** Multi-Family/4 plex

**Style:** Bungalow

**Size:** 2,261 sq.ft. **Age:** 1979 (47 yrs old)

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** 0.14 Acre

**Lot Feat:** Few Trees, Street Lighting

**Heating:** Forced Air, Natural Gas

**Bldg Name:** -

**Floors:** Carpet, Vinyl

**Water:** -

**Roof:** Asphalt Shingle

**Sewer:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks, Separate Entrance

**Inclusions:** none

For more information, please click the "More Information" button. Great opportunity to own a fourplex in the highly sought-after community of Killarney. This bi-level style building features two upper and two lower separate living accommodations, each with a separate entrance, offering privacy and convenience for all residents. Every unit includes three bedrooms and 1.5 bathrooms, spanning spacious living area with a cozy fireplace and in-suite laundry for added comfort. All utilities are separately metered, ensuring ease of management for the owner. The property is ideally situated on a beautiful, quiet, and tree-lined street with close proximity to downtown amenities. Please note that this property was originally built as a fourplex—it is not a converted duplex. The property is currently under renovation, maintaining its charm while adding modern updates. An exceptional investment opportunity in the heart of South Calgary! This purpose-built fourplex offers strong rental potential, future redevelopment possibilities, and an unbeatable location just minutes from downtown, Marda Loop, and vibrant 17th Avenue.