



GRASSROOTS
REALTY GROUP

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1307 25 Street SE
Calgary, Alberta

MLS # A2286093



\$1,180,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RCG
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: n/a

For more information, please click the "More Information" button. Rare opportunity to acquire two adjacent properties at 1307 & 1309 25 Street SE, sold together. Each 50 x 120 ft lot offers a combined ~100 ft frontage—perfect for redevelopment. Excellent location within walking distance to the LRT (under 1 km) and minutes from Deerfoot Trail. Hold for steady rental potential income or unlock future development potential. Both roofs have been recently replaced. Fully rented. Do not miss out on this opportunity!