



GRASSROOTS
REALTY GROUP

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1607 25 Avenue SW
Calgary, Alberta

MLS # A2311367



\$1,185,000

Division:	Bankview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,847 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Aggregate, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All unattached goods

Rare opportunity to acquire a prominent 8,000+ sq ft corner lot in the elevated southeast pocket of Bankview. Positioned on a hilltop with attractive panoramic and inner-city views, this property offers exceptional long-term redevelopment potential in one of Calgary's established inner-city communities. Zoned M-CG d72, the site supports low-rise multi-residential development (subject to City approval). The corner configuration provides valuable frontage and design flexibility, while the elevated setting enhances future build possibilities. The property is a bungalow duplex configuration: both sides are tenant-occupied. One side is rented out as a full bungalow (up & down), the other side is rented out as upper and lower suites. The existing structure is in well lived-in, renovation-deferred condition and is being offered primarily for its land value and redevelopment potential. Furnaces on both sides and the entire roofing has been replaced in the last 3 years. An ideal acquisition for builders, developers, or strategic investors seeking an income-producing inner-city site with scale, corner exposure, and strong zoning fundamentals.