



# 115 25 Avenue Calgary Alberta

\$599,800

Updated bungalow in TUXEDO PARK with a LEGAL BASEMENT SUITE, sitting on a 33 X 120ft R-C2 LOT! This well maintained INNER-CITY property is perfect for generating income, and future development! Featuring an OPEN-CONCEPT MAIN FLOOR with 2 bedrooms, bathroom, living and dining rooms, as well as a sunny deck in the SOUTH FACING BACKYARD, and 3 REAR PARKING STALLS for convenience. Downstairs you'll find a legalized 1 bedroom basement suite, with its own kitchen, living room, bathroom, and SEPARATE LAUNDRY!  
\*\*OPEN HOUSE SUNDAY, JUNE 21, 2:30 - 4:30pm\*\* (id:6769)

4pc Bathroom 2.36 M x 2.11 M  
Bedroom 3.68 M x 2.41 M  
Laundry room 1.50 M x 1.40 M  
Family room 4.14 M x 3.25 M  
Other 2.64 M x 3.00 M  
Primary Bedroom 3.28 M x 2.64 M

Bedroom 2.69 M x 2.67 M  
Dining room 3.56 M x 2.59 M  
Kitchen 3.53 M x 2.67 M  
4pc Bathroom 1.65 M x 1.58 M  
Living room 3.79 M x 3.56 M  
Breakfast 1.60 M x 2.44 M

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

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