



## 2631 25 Avenue Calgary Alberta

\$1,099,900

ATTN: INVESTORS & DEVELOPERS! Discover this exceptional 50-ft x 125-ft CORNER LOT in the highly sought-after KILLARNEY neighbourhood! This sale includes both sides of a semi-detached home, offering an incredible chance for full redevelopment or upgrading of the existing property with the potential for 4x legal or illegal rental suites (pending city permits and approvals). PRIME LOCATION: Killarney is perfect for families, with two schools within the community and several nearby parks, playgrounds, and fields. It's also ideal for working professionals seeking a quick commute to downtown and access to all essential amenities.

PROPERTY FEATURES: The current property offers a three-bed + den on one side and a two-bed + large storage room on the lower level of the other side. Both units enjoy kitchens that overlook a spacious backyard, along with generously sized living areas. The corner lot offers an abundance of outdoor space for tenants to enjoy, and with a paved alley right off 25 Ave, convenience is key! NEIGHBOURHOOD PERKS: Killarney blends the charm of a suburban feel with the benefits of an inner-city neighbourhood. It's a community people fall in love with, boasting a mix of mature trees, modern infills, and a vibrant community association that offers a garden and various classes and activities. You'll find shopping, restaurants, pubs, and recreational facilities just minutes away, with Westbrook Mall a quick 3-minute drive and downtown easily accessible via Bow Trail or the Westbrook LRT. The area is especially popular with young families and offers both public and separate schools. Mount Royal University is also located just to the south, adding to the appeal for potential tenants or homeowners. This is a rare investment opportunity with a desirable lot, prime location, and endless potential for redevelopment or renovation. Don't miss out! (id:6769)

Bedroom 9.92 Ft x 9.58 Ft

Recreational, Games room 24.67 Ft x 13.00 Ft

Laundry room 8.50 Ft x 6.58 Ft

Den 9.92 Ft x 8.17 Ft

3pc Bathroom 9.25 Ft x 6.17 Ft

Storage 11.67 Ft x 8.92 Ft

Primary Bedroom 12.17 Ft x 9.83 Ft

Bedroom 10.33 Ft x 9.33 Ft

3pc Bathroom 7.08 Ft x 4.83 Ft

Living room 15.33 Ft x 12.08 Ft

Kitchen 13.42 Ft x 9.58 Ft

Dining room 10.00 Ft x 8.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)

Living room 15.42 Ft x 12.17 Ft

Kitchen 13.33 Ft x 9.58 Ft

Dining room 9.92 Ft x 8.00 Ft

Primary Bedroom 12.08 Ft x 9.83 Ft

Bedroom 10.33 Ft x 9.33 Ft

4pc Bathroom 7.00 Ft x 4.92 Ft