



292631 25 Avenue Calgary Alberta

\$1,139,000

"Rare Investment Opportunity in Prime Killarney Location!! Ideal for builders and investors, this corner lot boasts immense potential with Blanket rezoning in the area, allowing for versatile development options. Situated in the highly sought-after neighborhood of Killarney, this property offers the flexibility to construct a duplex, two single-family homes, or even four-plex residences. Measuring 50 feet by 125 feet, this sizable lot stands as the sole available plot of its size in Killarney, making it a coveted find in Calgary's competitive real estate market. With building lots in high demand across the city, this offering presents a unique chance for lucrative investment. Convenience is paramount with this property, as it's within walking distance to the train station, ensuring easy commuting options. Additionally, the neighborhood boasts seamless access to schools, shopping centers, restaurants, medical facilities, and hospitals, providing residents with a truly desirable lifestyle. Don't miss out on this exceptional opportunity to capitalize on Calgary's thriving real estate market. Schedule a viewing today!" (id:6769)

Bedroom 9.58 Ft x 10.00 Ft
3pc Bathroom 9.25 Ft x 6.50 Ft
Recreational, Games room 24.83 Ft x 13.08 Ft
Family room 8.25 Ft x 12.42 Ft
Primary Bedroom 9.92 Ft x 12.17 Ft
3pc Bathroom 4.92 Ft x 7.08 Ft

Bedroom 9.42 Ft x 10.42 Ft
Other 13.33 Ft x 9.58 Ft
Dining room 10.00 Ft x 8.08 Ft
Living room 15.50 Ft x 12.25 Ft
Foyer 11.33 Ft x 3.92 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark



See

Mirror

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

Phone: 403-969-0267
arobinson@cirrealty.ca