



## 1225 25 Street Calgary Alberta

\$1,100,000

Investor/Builder Opportunity 62x120 Corner Lot With an Approved Development Plan (DP) for a 5 plex with 5 Legal Suites. The approved building permit would allow for 1380-1390 sq/ft with 2 bedrooms and 2-1/2 bathrooms on the upper floors with a legal basement suite with 1 bedroom having approximately 680sq/ft. The home on the property currently has 2 bedrooms up, with a living and dining room, a spacious kitchen and bathroom, Can be rented with some work required in the meantime before getting your Building Permit! Mostly land value and house is sold as is. Contact for more information! (id:6769)

Bedroom 12.92 Ft x 10.00 Ft

Family room 20.42 Ft x 12.92 Ft

Kitchen 14.00 Ft x 11.25 Ft

Dining room 12.42 Ft x 10.00 Ft

Living room 15.00 Ft x 14.92 Ft

Primary Bedroom 12.67 Ft x 11.33 Ft

Bedroom 11.00 Ft x 10.33 Ft

4pc Bathroom 6.83 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

<http://www.realestate403.com/>

**RE/MAX**

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