



1729 25 Avenue Calgary Alberta

\$869,000

50FT X 150FT (7,500SQFT) Opportunity to own a prime large lot in a growing desirable inner city neighborhood, surrounded by lots of new developments. This is perfect for builders or investors to hold because THE raised DUPLEX bungalow is making \$3,400 per month, 2 bedrooms upstairs, and 1 bedroom legal non-conforming suite downstairs with a separate entrance and large basement windows-- REVENUE PROPERTY! Roof shingles are less than 5 years old, single detached garage is great for storage, and unbelievable south backyard is like a GREEN OASIS IN THE MIDDLE OF THE CITY. VIEWS OF DOWNTOWN !! (id:6769)

Other 3.81 M x 2.90 M
Laundry room 3.91 M x 3.02 M
3pc Bathroom 2.21 M x 1.47 M
Bedroom 3.89 M x 3.30 M
Living room 4.80 M x 3.68 M
Primary Bedroom 3.56 M x 3.45 M

Bedroom 3.33 M x 3.10 M
3pc Bathroom 2.34 M x 1.35 M
Kitchen 4.09 M x 2.11 M
Dining room 1.96 M x 1.93 M
Office 4.98 M x 4.01 M

Listing Presented By:



Originally Listed by:
Real Broker

<http://jazz.livelovecalgary.com/>



**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net