



## 292631 25 Avenue Calgary Alberta

\$1,195,000

RENOVATED FULL-DUPLEX on a large 50 x 125ft CORNER LOT IN KILLARNEY!! Potential to turn this property into a 4-PLEX, or take advantage of the H-GO ZONING, and build a much larger MULTI-FAMILY project!! Each side MAIN FLOOR has 3 bedrooms, a full bathroom and main floor laundry, for a total of 6 BEDROOMS and 2 FULL BATHS UPSTAIRS. One side has a finished basement with an additional Bedroom, Bathroom, and living room. The other side basement is currently unfinished. LEGAL BASEMENT SUITES can be added to this property with city approvals to make it a 4-PLEX!.. Recent renovations include; NEW BATHROOMS, UPDATED KITCHENS, NEW FLOORING & PAINT THROUGHOUT! \*\*Seller is willing to add legal basement suites to the property for an additional cost, contact realtor for more details. (id:6769)

Bedroom 10.00 Ft x 9.67 Ft  
 3pc Bathroom 9.25 Ft x 6.25 Ft  
 Recreational, Games room 31.00 Ft x 24.58 Ft  
 Primary Bedroom 12.17 Ft x 9.92 Ft  
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 Bedroom 10.33 Ft x 9.42 Ft  
 Bedroom 10.33 Ft x 9.42 Ft  
 Bedroom 9.58 Ft x 8.08 Ft

Bedroom 9.58 Ft x 8.08 Ft  
 4pc Bathroom 7.08 Ft x 4.92 Ft  
 4pc Bathroom 7.00 Ft x 4.92 Ft  
 Living room 12.17 Ft x 15.42 Ft  
 Living room 12.25 Ft x 15.50 Ft  
 Kitchen 8.42 Ft x 6.00 Ft  
 Kitchen 8.50 Ft x 6.08 Ft

Listing Presented By:



Originally Listed by:  
 CIR Realty

**RE/MAX**  
 RE/MAX REAL ESTATE  
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