



2433 25 Avenue Calgary Alberta

\$674,900

*****Attention Investors ***** Excellent opportunity for redevelopment here in Banff Trail. This well loved, one owner, self constructed home is straight out of the 1950's. This 13.7 m x 36.58m south facing backyard property is zoned R-CG which allows for single detached home with a legal basement suite or 2 attached single family homes (attached side by side) with each having a legal basement suite. Purchase to live in or rent it out this 1180sq ft 2 bedroom bungalow until it is time for you to develop the property or purchase and develop right away. The choice is yours. Situated within walking distance of McMahon Stadium, LRT station, University of Calgary and SAIT. It is minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park. This property offers an unbeatable location. Call your realtor to have a look (id:6769)

Other 25.58 Ft x 10.50 Ft

Storage 10.83 Ft x 5.00 Ft

Bedroom 10.50 Ft x 10.83 Ft

Laundry room 21.42 Ft x 11.08 Ft

Dining room 7.83 Ft x 11.17 Ft

Family room 11.33 Ft x 13.50 Ft

Other 5.42 Ft x 6.17 Ft

Other 3.75 Ft x 6.58 Ft

Living room 17.42 Ft x 11.42 Ft

Bedroom 11.67 Ft x 10.08 Ft

Primary Bedroom 11.67 Ft x 10.17 Ft

4pc Bathroom 6.58 Ft x 4.92 Ft

Kitchen 15.50 Ft x 11.33 Ft

Listing Presented By:



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