



1607 25 Avenue Calgary Alberta

\$1,285,000

Rare opportunity to acquire a prominent 8,000+ sq ft corner lot in the elevated southeast pocket of Bankview. Positioned on a hilltop with attractive panoramic and inner-city views, this property offers exceptional long-term redevelopment potential in one of Calgary's established inner-city communities. Zoned M-CG d72, the site supports low-rise multi-residential development (subject to City approval). The corner configuration provides valuable frontage and design flexibility, while the elevated setting enhances future build possibilities. The property is currently improved with a bungalow duplex configuration: one side is tenant-occupied, and the other side includes an illegal basement suite and is presently vacant, offering immediate flexibility for investors or future planning. The existing structure is in well lived-in, renovation-deferred condition and is being offered primarily for its land value and redevelopment potential. Furnaces on both sides and the entire roofing has been replaced in the last 3 years. An ideal acquisition for builders, developers, or strategic investors seeking an income-producing inner-city site with scale, corner exposure, and strong zoning fundamentals. (id:6769)

Living room/Dining room 23.50 Ft x 13.50 Ft

Other 10.83 Ft x 7.50 Ft

Primary Bedroom 11.50 Ft x 11.00 Ft

Bedroom 11.00 Ft x 9.00 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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