

# \$799,000 - 1729 25 Avenue Sw, Calgary

MLS® #A2223612

**\$799,000**

3 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.17 Acres

Bankview, Calgary, Alberta

50FT X 150FT MCG ZONING - 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 RECENTLY RENOVATED (new carpet,new paint,new lighting,new plumbing fixtures, new hot water tank) raised DUPLEX bungalow is 2 bedrooms upstairs, and 1 bedroom illegal 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 !! PLANS ARE READY FOR 7 UNITS 3&4 BEDROOMS EACH , READY TO SUBMIT FOR DP APPLICATION -

Built in 1957

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2223612  |
| Price          | \$799,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 856       |
| Acres          | 0.17      |
| Year Built     | 1957      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1729 25 Avenue Sw |
| Subdivision | Bankview          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1A2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance            |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Exterior Entry, Finished, Full                                |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                        |
| Lot Description   | Fruit Trees/Shrub(s), Private, Rectangular Lot, Views, Sloped |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco, Wood Frame, Wood Siding                               |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 118            |
| Zoning         | M-CG           |

### Listing Details

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