

# \$835,000 - 1729 25 Avenue Sw, Calgary

MLS® #A2223612

**\$835,000**

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	\$835,000
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	49
Zoning	M-CG

### Listing Details

Listing Office

Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.