



\$ 559,000.00

## 207 25 AVENUE NE CALGARY

<https://paulbrinton.com>

**INVESTORS! 1 Year Free Property Management Included!** R-C2 50x120 lot. Excellent holding / investment property with APPROVED development and building permits for a stunning infill project. Everything you need to develop into Calgary's red-hot market when the time is right for you. Property has a sunny south facing backyard backing...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1144544

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-15 19:07:07

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 09/15/21

**Lot size:** 5996 sq ft

**Year built:** 1955

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Hardwood,Linoleum

**Exterior Features:** None

**District:** CAL Zone CC

**Interior Features:** Storage

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Community Features:** Golf,Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane,Backs on to  
Park/Green Space,Level,Views

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Full, Suite

**Laundry features:** In Basement, Laundry  
Room

**Transaction Type:** For Sale

**Levels:** One

**Zoning:** R-C2

**List Price Square Foot:** \$ 486.47



**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Suite:** Suite - Illegal

**Frontage Metres:** 15.20M 49`10"

**Living Area SF:** 1181.99

**Structure Type:** House

**Restrictions:** None Known

**Photo Count:** 43

**Construction Materials:** Wood Frame,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Gas Range,Refrigerator,Washer

**Subdivision Name:** Tuxedo Park

**Lot Size Acres:** 0.14

