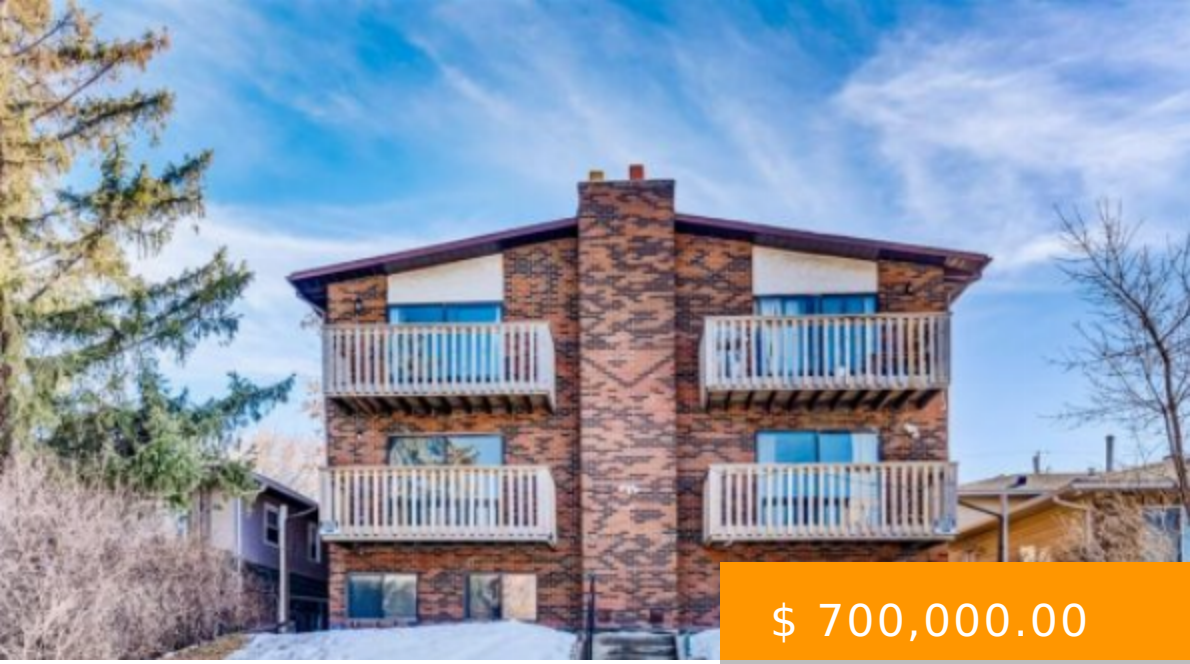


$ 700,000.00

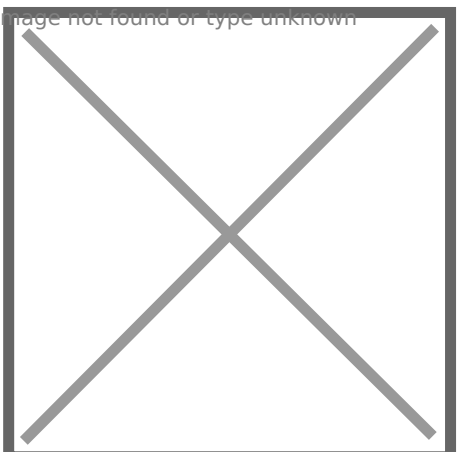
217 25 AVENUE NE CALGARY

https://paulbrinton.com

- 8 beds
- 5 baths
- Semi Detached
- Residential
- Active

UNIQUE INVESTMENT OPPORTUNITY!! 3 GRANDFATHERED suites EACH SIDE totalling 6 illegal suites that MUST BE PURCHASED TOGETHER next door but you can FINANCE RESIDENTIALLY. This Multi-family development has 2 separate titles for 217 & 219 sides, giving investors the option to finance residentially! Located in the PRIME area of Tuxedo...

Image not found or type unknown



BASIC FACTS

Style: 2 Storey, Side by Side

MLS ® #: A1153312

Type: Semi Detached

Bedrooms: 8

Baths Half: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-19 02:06:29

Bathrooms: 5

Bedrooms Above Grade: 6

Date added: 10/24/21

Two Piece Bath: 2

Lot size: 2992 sq ft

Year built: 1979

Parking: Outside, Stall

PROPERTY FEATURES

Total Parking: 4

Flooring: Laminate,Tile

Community Features: Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

Fencing: None

Cooling: None

Interior Features: Built-in Features,Chandelier,Open Floorplan,See Remarks,Separate Entrance,Storage

Roof Type: Asphalt Shingle

Fireplace: 3

Fireplace Features: Gas

Exterior Features: Other

District: CAL Zone CC

Inclusions: All Appliances and Window Coverings Owned by Seller

Lot Features: Back Lane,Low Maintenance Landscape,Rectangular Lot

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION



Basement: Finished, Full

Levels: Two

Laundry features: In Unit

Zoning: R-C2

Transaction Type: For Sale

List Price Square Foot: $ 333.72

Title Land: Fee Simple

Photo Count: 26

Rooms Above Grade: 12

Unit Exposure: N

Construction Materials: Brick,See Remarks

Suite: Suite - Illegal

Foundation: Poured Concrete

Frontage Metres: 7.61M 25`0"

Appliances: See Remarks

Living Area SF: 2097.58

Subdivision Name: Tuxedo Park

Structure Type: Duplex

Lot Size Acres: 0.07

Restrictions: None Known