



\$ 700,000.00

217 25 AVENUE NE CALGARY

<https://paulbrinton.com>

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...

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

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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

Laundry features: In Unit

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 12

Construction Materials: Brick,See Remarks

Foundation: Poured Concrete

Appliances: See Remarks

Subdivision Name: Tuxedo Park

Lot Size Acres: 0.07

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 333.72

Photo Count: 26

Unit Exposure: N

Suite: Suite - Illegal

Frontage Metres: 7.61M 25`0"

Living Area SF: 2097.58

Structure Type: Duplex

Restrictions: None Known

