



\$ 700,000.00

## 219 25 AVENUE NE CALGARY

<https://paulbrinton.com>

UNIQUE INVESTMENT OPPORTUNITY!! 3 illegal 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...

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

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1156509

**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 02:06:28

**Bathrooms:** 5

**Bedrooms Above Grade:** 6

**Date added:** 11/04/21

**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

