



\$ 779,000.00

2405 25 AVENUE NW CALGARY

<https://paulbrinton.com>

Investor Alert! Super amazing single house property with 120x55 CORNER lot, RC-2, south backyard, walking distance to the UofC. The property has the best rental and rebuilt option. For rebuilt, it can either go for two new independent single houses or a 4 unit row Townhouse (Corner lot). For rental...

- 9 beds
- 4 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 4 Level Split

MLS ® #: A1118894

Type: Detached

Bedrooms: 9

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-01 21:14:28

Bathrooms: 4

Bedrooms Above Grade: 6

Date added: 06/14/21

Lot size: 6598 sq ft

Year built: 1955

Parking: Double Garage Detached, Parking Pad

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Hardwood

Exterior Features: Other

District: CAL Zone CC

Interior Features: No Animal Home,No Smoking Home,See Remarks

Roof Type: Asphalt Shingle

Total Parking: 5

Community Features: Park,Schools Nearby,Playground,Shopping Nearby

Fencing: Fenced

Cooling: None

Lot Features: Corner Lot

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: In Unit

Transaction Type: For Sale

Levels: 4 Level Split

Zoning: R-C2

List Price Square Foot: \$ 378.83



Photo Count: 50

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,Washer,Window Coverings

Subdivision Name: Banff Trail

Lot Size Acres: 0.15

Rooms Above Grade: 7

Suite: Suite - Illegal

Frontage Metres: 16.76M 55`0"

Living Area SF: 2291.26

Structure Type: House

