

\$529,000 - 49 25 Avenue Sw, Calgary

MLS® #A2077601

\$529,000

4 Bedroom, 2.00 Bathroom, 748 sqft

Residential on 0.07 Acres

Erlton, Calgary, Alberta

Attention investors! Fantastic opportunity in the coveted community of Erlton! Located on a quiet north facing street. This charming bungalow showcases A LEGAL SUITE, a spacious front living and dining room with a large picture window letting in plenty of natural light. A crisp white kitchen lets in an abundance of south light and offers a walk-in pantry, laminate counters, and full appliance package. Access of the kitchen leads out to the rear yard. Two main floor bedrooms are located just off the living/dining area and a full 4pc bath completes the level. A separate entrance leads to the basement with a common laundry and a private suite (legal) outfitted with a generous eat in kitchen and living room, two adequately sized bedrooms and a full 4pc bath complete the suite. The South exposed rear yard is ideal for entertaining with ample green space, deck and single detached garage. Overall this is an excellent investment or holding property prior to development. Walking distance to Elbow River pathways, Repsol Centre, and Stampede Park. A convenient commute to the downtown core by walking, cycling, C-Train or car. Don't miss out on this prime opportunity at an exceptional value in Erlton!

Built in 1912

Essential Information

MLS® #

A2077601



Price	\$529,000
Sold Price	\$514,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	748
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	49 25 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0R9

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Track Lighting
Appliances	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 5th, 2023
Date Sold October 27th, 2023
Days on Market 52
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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