

\$750,000 - 2831 25a Street Sw, Calgary

MLS® #A2094507

\$750,000

3 Bedroom, 2.00 Bathroom, 1,039 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Nestled amongst million dollar plus homes is a rare opportunity for future development. This HUGE WEST-FACING 50' x 125' LOT is located in Killarney with easy access to downtown (10 minutes), express bus routes a few blocks away on Crowchild Trail to Foothills hospital (20 mins), U of C (25 mins) and Mount Royal University (10 mins) and downtown. A short walk to Marda Loop, the LRT or many parks makes this property a must have for your next development project. On the main floor you will find 2 Bedrooms, Kitchen with a Breakfast Bar on the Island, and a sunken Family Room with Vaulted Ceiling and a cozy gas Fireplace. The basement has one bedroom, rec room, laundry, and newer furnace and water tank, The current owner of almost 50 years has impeccably maintained the home, large 2 car garage and yard. "Move-in ready", this is the perfect home to live in or purchase as an investment with the opportunity to redevelop! View the Website to see MORE Pictures Use showing time to request showings. Zoning is DC with 1991Z29 Guidelines (ask for Details). or see website

Built in 1950

Essential Information

MLS® # A2094507

Price \$750,000



Sold Price	\$765,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2831 25a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Z5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear

Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Cooktop, Freezer, Microwave, Oven, Refrigerator, Washer
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Family Room, Gas, Tile
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Street Lighting, Private, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 23rd, 2023
Date Sold	November 28th, 2023
Days on Market	5
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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