

\$732,000 - 215 25 Avenue Nw, Calgary

MLS® #A2118005

\$732,000

4 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

A fantastic opportunity awaits you with this true new build or hold for positive rental cash flow. Featured location, 1/2 block from a bike route to downtown. Bus routes to downtown are 1.5 blocks. and the future LRT>Your potential new home offers the possibility of a dynamic downtown view. What an incredible find, located atop the rise of the street scope. The lot is generously sized at 557 square meters and has R-C2 zoning. Lot dimensions are 50x120 Home boasts a nicely treed lot with three producing apple trees and two large spruce trees. The home has been well-maintained, with new shingles installed in 2020. The furnace, a high-efficiency model, was installed in 2004, and an hot water tank was installed in 2011. This property is ready for your permits to build your dream home(s). Shops, schools, and a park are just down the street, and the ease of egress is phenomenal. The buyer is to accept the 2005 RPR, as no significant changes have been made, and it is compliant. Lower level bedroom windows are 24x36" egress Look for the hidden storage/coldroom in the bedroom off the recreation gathering room. Drive buy 215 25 Ave NW for your private viewing.

Built in 1948

Essential Information

MLS® # A2118005

Price \$732,000



Sold Price	\$733,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	215 25 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2A6

Amenities

Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Rear, Single Garage Detached, Workshop in Garage

Interior

Interior Features	Crown Molding, Separate Entrance, Storage
Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Gentle Sloping, Landscaped, Rectangular Lot, Rolling Slope, Sloped, Sloped Down, Treed
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 1st, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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