

\$645,000 - 2233 25 Street Sw, Calgary

MLS® #A2166284

\$645,000

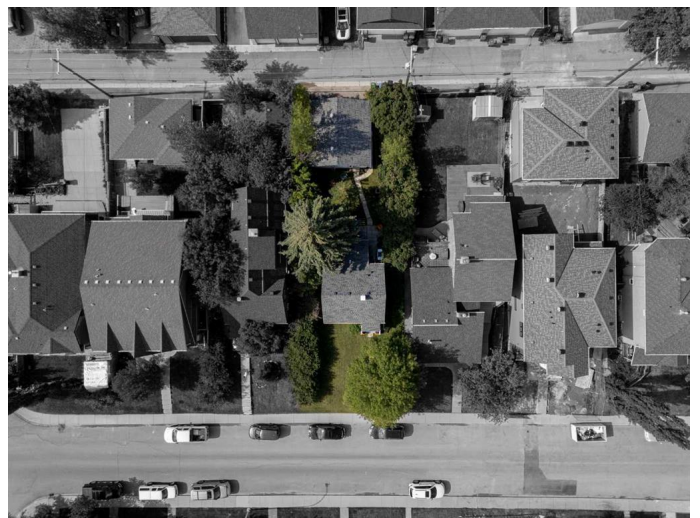
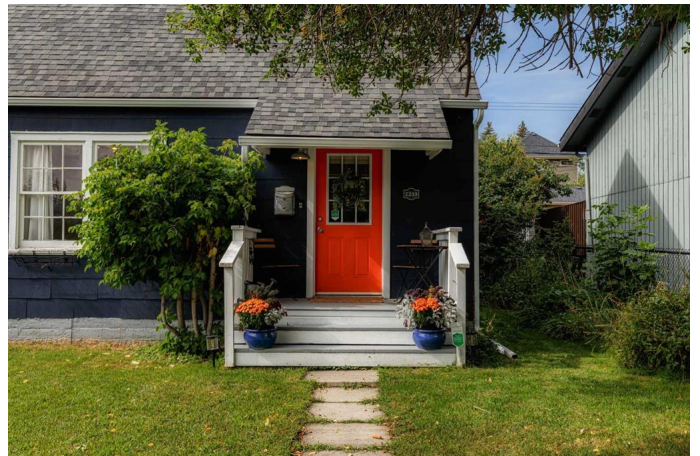
2 Bedroom, 1.00 Bathroom, 994 sqft

Residential on 0.12 Acres

Richmond, Calgary, Alberta

**** SW INNER-CITY DETACHED HOME ON A PRIME LOT UNDER 650k!! **Attention** : DESIGNERS, INVESTORS, DEVELOPERS, RENTERS & FIRST TIME HOME BUYERS****

PRIME INNER CITY RICHMOND - KILLARNEY OASIS | 1.5 STOREY DETACHED HOME | 42 x 125 FT LOT | R2 ZONED | DEVELOPED STREET | INCREDIBLE LOCATION | EXTREME PRIVACY | MATURE FOLIAGE | LOVELY GARDEN SURROUNDING PROPERTY | * THE ULTIMATE HOLDING PROPERTY* - LIVE IN, RENT OUT OR REDEVELOP | Endless opportunities with the right creativity & vision, this is a very special property. Currently a simple & cute 1.5 Storey, 994 sq.ft house sitting on a 5209 sq.ft lot with a west facing yard, featuring a double oversized garage with paved back lane. The interior of the home has been updated in all of the right areas giving off a very cozy, 'Pinterest board' vibe (FLOOR PLAN IN PHOTOS). The property is surrounded by lush privacy foliage, and sits on an vastly developed street, making the land & location prime for future redevelopment. Although this property suits many demographics, it would be perfect for a single person or couple. It is becoming harder to own inner city land these days - RENOVATE - REBUILD - LIVE IN or RENT OUT... Why buy a small condo when you can buy a small Inner-city house with land instead? NO CONDO FEES! OWN YOUR OWN LAND! Home is Sold as-is. A tremendous opportunity



to own a classic home on a fantastic park-like, inner-city lot. Let your creative juices flow...

Built in 1947

Essential Information

MLS® #	A2166284
Price	\$645,000
Sold Price	\$680,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	994
Acres	0.12
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2233 25 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1X3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, See Remarks, Wood Counters
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	September 18th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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