

\$895,000 - 3003 25 Street Sw, Calgary

MLS® #A2264521

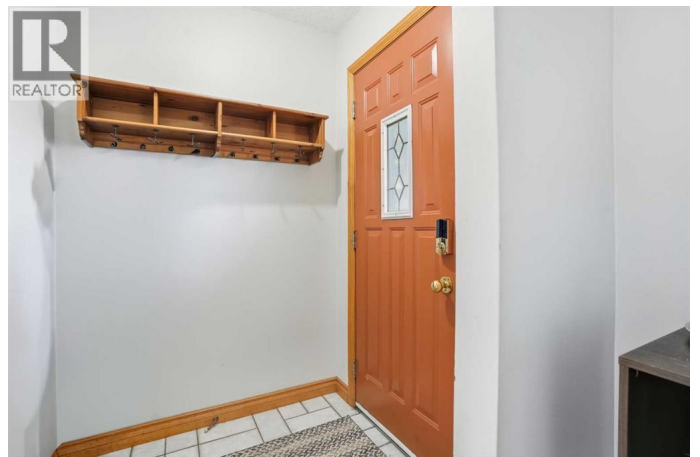
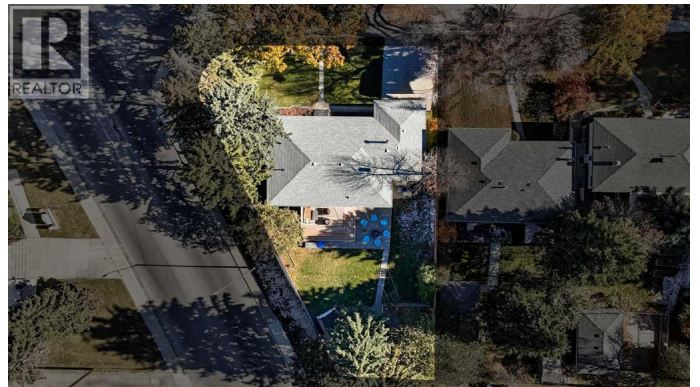
\$895,000

3 Bedroom, 2.00 Bathroom, 1,201 sqft

Single Family on 0.20 Acres

Richmond, Calgary, Alberta

HUGE INVESTMENT POTENTIAL â€“ BUILDERS, AND SAVVY INVESTORS, TAKE NOTE!! This rare 80'x125' R-CG CORNER LOT in the heart of RICHMOND offers an incredible opportunity to build in one of Calgary's most desirable inner-city communities. This legally suited bungalow can be a great long term hold rental property or house hack, making it a perfect income generating investment. With city approval, this large 8,880 sq/ft lot can also be developed into a dream property! Ideally located just minutes from MARDIA LOOP, SANDY BEACH PARK, and a short drive to DOWNTOWN. This property is also close to Mount Royal University and Crowchild Trail, making the location perfect for any investment strategy. The upper level features two spacious bedrooms, warm hardwood flooring, a cozy fireplace, a bright 4pc bathroom, and both living and family room areas that create a welcoming and functional space. The kitchen is bright and functional with large corner windows and an eating area. The lower level is a legal, registered one bedroom suite, with a large living room area and a full bathroom. The basement NEWLY RENOVATED KITCHEN has vinyl plank flooring and lots of storage. The lower level also features shared laundry, lots of storage, and newer furnace installed in 2021. The roof was just re-done in 2021, the deck and patio were updated in 2023. Whether you're looking to build, or hold as a rental property, this is a rare and valuable investment



opportunity in one of Calgary’s most walkable and centrally located gorgeous neighbourhoods. DON’T MISS OUT on this opportunity, reach out, come and take a look for yourself! (id:6289)

Built in 1952

Essential Information

Listing #	A2264521
Price	\$895,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,201
Acres	0.20
Year Built	1952
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3003 25 Street Sw
Subdivision	Richmond
City	Calgary
Province	Alberta
Postal Code	T3E1Y2

Amenities

Amenities	Schools, Shopping
Features	Back lane, Closet Organizers
Parking Spaces	3
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Window Coverings
Heating	Natural gas Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Aluminum siding, Concrete, Metal
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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