

1933 25 Street SW
Calgary, Alberta

MLS # A2270237

\$1,395,000



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|-----------|----------------------------|--------|-------------------|
| Division: | Richmond | | |
| Type: | Multi-Family/4 plex | | |
| Style: | Bungalow | | |
| Size: | 2,261 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Few Trees, Street Lighting | | |

Heating: Forced Air, Natural Gas

Bldg Name: -

Floors: Carpet, Vinyl

Water: -

Roof: Asphalt Shingle

Sewer: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: See Remarks, Separate Entrance

Inclusions: none

For more information, please click the "More Information" button. Great opportunity to own a fourplex in the highly sought-after community of Killarney. This bi-level style building features two upper and two lower separate living accommodations, each with a separate entrance, offering privacy and convenience for all residents. Every unit includes three bedrooms and 1.5 bathrooms, spanning spacious living area with a cozy fireplace and in-suite laundry for added comfort. All utilities are separately metered, ensuring ease of management for the owner. The property is ideally situated on a beautiful, quiet, and tree-lined street with close proximity to downtown amenities. Please note that this property was originally built as a fourplex—it is not a converted duplex. The property is currently under renovation, maintaining its charm while adding modern updates. An exceptional investment opportunity in the heart of South Calgary! This purpose-built fourplex offers strong rental potential, future redevelopment possibilities, and an unbeatable location just minutes from downtown, Marda Loop, and vibrant 17th Avenue.