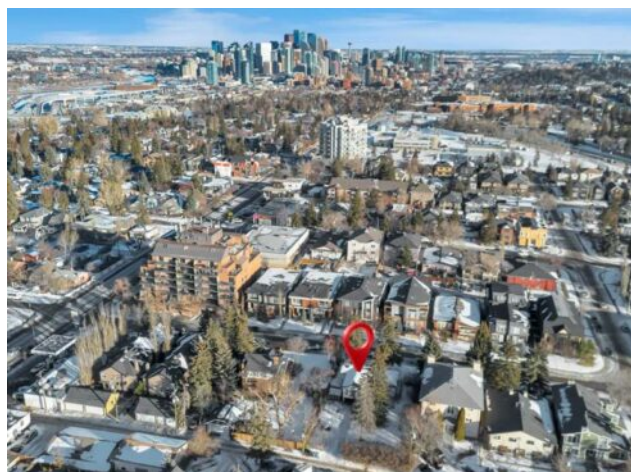


1923 25A Street SW
Calgary, Alberta

MLS # A2272746



\$1,350,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,282 sq.ft.	Age:	1944 (82 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All appliances in the basement - ALL appliances in home as is where is condition -

An exceptional opportunity in the highly sought-after community of Killarney. Situated on a generous 75' x 125' lot and zoned MC-1, this oversized inner-city parcel offers outstanding potential for future redevelopment in one of Calgary's most desirable neighbourhoods. Ideally located just minutes from 17th Avenue, downtown, transit, schools, and everyday amenities, this property is perfectly positioned for developers and investors looking to build in a vibrant, established community known for its strong demand and walkable lifestyle. Not ready to build right away? The existing home provides flexible holding potential, featuring a separate (illegal) basement suite, making it a viable option to rent and generate income while planning for the future. Whether you're looking to redevelop now or hold as an investment, this rare lot size, favourable zoning, and unbeatable location combine to create a compelling opportunity in Calgary's inner city.