

# \$1,195,000 - 2629 & 2631 25 Avenue Sw, Calgary

MLS® #A2195983

**\$1,195,000**

7 Bedroom, 3.00 Bathroom, 1,773 sqft  
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

RENOVATED FULL-DUPLEX on a large 50 x 125ft CORNER LOT IN KILLARNEY!! Potential to turn this property into a 4-PLEX, or take advantage of the H-GO ZONING, and build a much larger MULTI-FAMILY project!! Each side MAIN FLOOR has 3 bedrooms, a full bathroom and main floor laundry, for a total of 6 BEDROOMS and 2 FULL BATHS UPSTAIRS. One side has a finished basement with an additional Bedroom, Bathroom, and living room. The other side basement is currently unfinished. LEGAL BASEMENT SUITES can be added to this property with city approvals to make it a 4-PLEX!.. Recent renovations include; NEW BATHROOMS, UPDATED KITCHENS, NEW FLOORING & PAINT THROUGHOUT! \*\*Seller is willing to add legal basement suites to the property for an additional cost, contact realtor for more details.

Built in 1959

## Essential Information

MLS® #	A2195983
Price	\$1,195,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,773
Acres	0.14
Year Built	1959



Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	2629 & 2631 25 Avenue Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0K2

### **Amenities**

Parking	Alley Access, Off Street
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### **Interior**

Interior Features	Separate Entrance
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	42
Zoning	H-GO

### **Listing Details**

Listing Office	CIR Realty
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