

# \$649,900 - 2433 25 Avenue Nw, Calgary

MLS® #A2213734

**\$649,900**

3 Bedroom, 1.00 Bathroom, 1,181 sqft  
Residential on 0.12 Acres

Banff Trail, Calgary, Alberta

\*\*\*\*\*Attention Investors \*\*\*\*\* Excellent opportunity for redevelopment here in Banff Trail. This well loved, one owner, self constructed home is straight out of the 1950's. This 13.7 m x 36.58m south facing backyard property is zoned R-CG which allows for single detached home with a legal basement suite or 2 attached single family homes (attached side by side) with each having a legal basement suite.

Purchase to live in or rent it out this 1180sq ft 2 bedroom bungalow until it is time for you to develop the property or purchase and develop right away. The choice is yours.

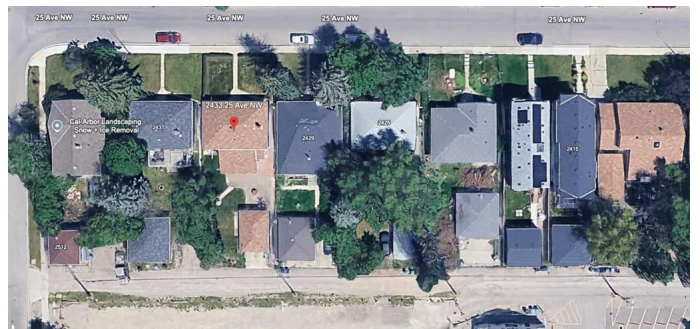
Situated within walking distance of McMahon Stadium, LRT station, University of Calgary and SAIT. It is minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park. This property offers an unbeatable location.

Call your realtor to have a look

Built in 1955

## Essential Information

MLS® #	A2213734
Price	\$649,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,181
Acres	0.12
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2433 25 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2C6

### **Amenities**

Parking Spaces	2
Parking	On Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Beamed Ceilings
Appliances	Dishwasher, Refrigerator, Electric Stove
Heating	Central, Forced Air, Natural Gas, Fireplace Insert
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, No Neighbours Behind, Back Lane
Roof	Asphalt Shingle

Construction	Vinyl Siding, Brick
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	96
Zoning	R-CG

**Listing Details**

Listing Office	Purpose Realty
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