

# \$1,100,000 - 1225 25 Street Se, Calgary

MLS® #A2227526

**\$1,100,000**

3 Bedroom, 1.00 Bathroom, 1,419 sqft

Residential on 0.17 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Investor/Builder Opportunity 62x120 Corner Lot With an Approved Development Plan (DP) for a 5 plex with 5 Legal Suites. The approved building permit would allow for 1380-1390 sq/ft with 2 bedrooms and 2-1/2 bathrooms on the upper floors with a legal basement suite with 1 bedroom having approximately 680sq/ft. The home on the property currently has 2 bedrooms up, with a living and dining room, a spacious kitchen and bathroom, Can be rented with some work required in the meantime before getting your Building Permit! Mostly land value and house is sold as is. Contact for more information!

Built in 1953

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227526    |
| Price          | \$1,100,000 |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,419       |
| Acres          | 0.17        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



| FLOOR AREA - UNIT #1      | FLOOR AREA - UNIT #2      | FLOOR AREA - UNIT #3      | FLOOR AREA - UNIT #4      | FLOOR AREA - UNIT #5      |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| BASEMENT = 680.00 SQ. FT. | BASEMENT = 680.00 SQ. FT. | BASEMENT = 680.00 SQ. FT. | BASEMENT = 680.00 SQ. FT. | BASEMENT = 680.00 SQ. FT. |
| MAIN = 679.87 SQ. FT.     | MAIN = 679.87 SQ. FT.     | MAIN = 679.87 SQ. FT.     | MAIN = 679.87 SQ. FT.     | MAIN = 680.00 SQ. FT.     |
| UPPER = 711.00 SQ. FT.    | UPPER = 711.00 SQ. FT.    | UPPER = 711.00 SQ. FT.    | UPPER = 711.00 SQ. FT.    | UPPER = 711.00 SQ. FT.    |
| TOTAL = 1380.00 SQ. FT.   | TOTAL = 1380.00 SQ. FT.   | TOTAL = 1380.00 SQ. FT.   | TOTAL = 1380.00 SQ. FT.   | TOTAL = 1379.00 SQ. FT.   |



|             |                              |
|-------------|------------------------------|
| Address     | 1225 25 Street Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0X1                      |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | See Remarks                                              |
| Appliances        | Dryer, Electric Stove, Refrigerator, See Remarks, Washer |
| Heating           | Forced Air                                               |
| Cooling           | None                                                     |
| Has Basement      | Yes                                                      |
| Basement          | Partial, Partially Finished                              |

### **Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | None                                     |
| Lot Description   | Corner Lot, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                          |
| Construction      | Wood Frame                               |
| Foundation        | Poured Concrete, Block                   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 59             |
| Zoning         | R-CG           |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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