

**2433 25 Avenue NW
Calgary, Alberta****MLS # A2213734****\$649,900**

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,181 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	1
Garage:	On Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, No Neighbours Behind		

Heating: Central, Fireplace Insert, Forced Air, Natural Gas**Floors:** Carpet, Linoleum**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Brick, Vinyl Siding**Foundation:** Poured Concrete**Features:** Beamed Ceilings, Ceiling Fan(s)**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** N/A

*****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