

# \$674,900 - 2433 25 Avenue Nw, Calgary

MLS® #A2213734

**\$674,900**

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.

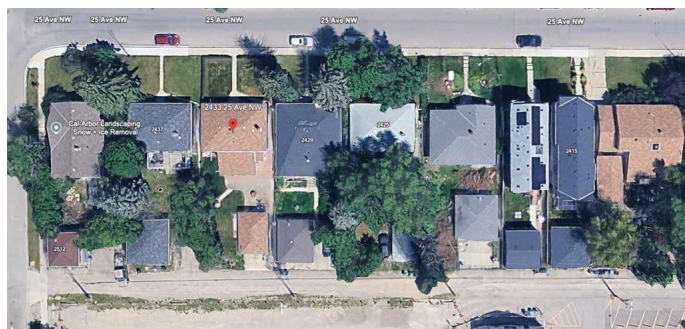
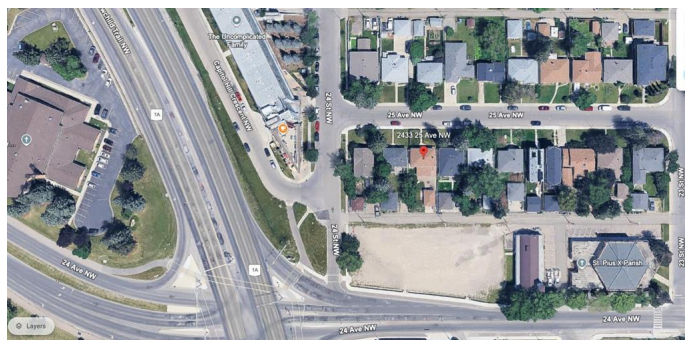
Situated within walking distance of McMahon Stadium, LRT station, University of Calgary and SAIT. It is minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park. This property offers an unbeatable location.

Call your realtor to have a look

Built in 1955

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2213734  |
| Price  | \$674,900 |



|                |             |
|----------------|-------------|
| 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        | Single Garage Detached, On Street |
| # of Garages   | 1                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Beamed Ceilings, Ceiling Fan(s)                    |
| Appliances        | Dishwasher, Electric Stove, Refrigerator           |
| Heating           | Forced Air, Natural Gas, Central, 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 Lane, Back Yard, Front Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle  |

|              |                     |
|--------------|---------------------|
| Construction | Brick, Vinyl Siding |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 65            |
| Zoning         | R-CG          |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | Purpose Realty |
|----------------|----------------|

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