

# \$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	73
Zoning	R-CG

### **Listing Details**

Listing Office	Grand Realty
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