



DJ Golden
REAL ESTATE

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1225 25 Street SE
Calgary, Alberta

MLS # A2227526



\$1,100,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,419 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Rectangular Lot, See Remarks		



Heating:	Forced Air	Water:	-
Floors:	Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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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!