780-518-7428
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2828 25A Street SW
Calgary, Alberta

MLS # A2296829

$989,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	884 sq.ft.	**Age:**	1950 (76 yrs old)
Beds:	2	**Baths:**	1 full / 1 half
Garage:	Additional Parking, Alley Access, Garage Faces Rear, Gated, Off Street, RV A		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, No Neighbours Behind, Rectangular Lo		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Sump Pump(s)		

Inclusions: None

PRIME RICHMOND REDEVELOPMENT OPPORTUNITY on a 50’ x 125’ Lot. Exceptional opportunity for builders, investors, or those looking to create a dream home. This large 50’ x 125’ lot offers outstanding redevelopment potential, suitable for one or two large single-family homes, in an area already SURROUNDED BY HIGH-END, MILLION-DOLLAR PROPERTIES. Ideally located close to shopping, amenities, and schools, this property combines convenience with strong future upside. The rear alley access and no homes directly behind provide added flexibility for design, garages, and privacy. The existing home is well maintained and currently rented to an AMAZING TENANT, offering immediate holding income. The seller is flexible on possession date and is willing to allow buyers to apply for permitting prior to possession. The property is under a fixed-term lease until July 31, 2026, making it a solid interim investment while you plan your project. There could be a possibility for a forced WALK OUT on this lot. Additional features include a single detached garage and a layout that supports future redevelopment options. DRIVE BY and explore the potential. This is an excellent opportunity to secure a PREMIUM LOT lot for your next build or long-term investment. No sign on the property. Do not disturb the current tenant.

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