

# \$1,195,000 - 2629 & 2631 25 Avenue Sw, Calgary

MLS® #A2195983

**\$1,195,000**

7 Bedroom, 3.00 Bathroom, 1,773 sqft  
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

RENOVATED FULL-DUPLEX on a large 50 x 125ft CORNER LOT IN KILLARNEY!!  
Potential to turn this property into a 4-PLEX, or take advantage of the H-GO ZONING, and build a much larger MULTI-FAMILY project!!  
Each side MAIN FLOOR has 3 bedrooms, a full bathroom and main floor laundry, for a total of 6 BEDROOMS and 2 FULL BATHS UPSTAIRS. One side has a finished basement with an additional Bedroom, Bathroom, and living room. The other side basement is currently unfinished. LEGAL BASEMENT SUITES can be added to this property with city approvals to make it a 4-PLEX!.. Recent renovations include; NEW BATHROOMS, UPDATED KITCHENS, NEW FLOORING & PAINT THROUGHOUT! \*\*Seller is willing to add legal basement suites to the property for an additional cost, contact realtor for more details.

Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2195983    |
| Price          | \$1,195,000 |
| Bedrooms       | 7           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,773       |
| Acres          | 0.14        |
| Year Built     | 1959        |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Duplex                 |
| Style    | Bungalow, Side by Side |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2629 & 2631 25 Avenue Sw |
| Subdivision | Killarney/Glengarry      |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 0K2                  |

### Amenities

|         |                          |
|---------|--------------------------|
| Parking | Alley Access, Off Street |
|---------|--------------------------|

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Separate Entrance                                      |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Exterior Entry, Partially Finished               |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Rectangular Lot, Corner Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stucco, Wood Siding                    |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 61                  |
| Zoning         | H-GO                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.