

**1933 25 Street SW**  
**Calgary, Alberta**
**MLS # A2270237**

**\$1,395,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,261 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Few Trees, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks, Separate Entrance

<b>Bldg Name:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** none

For more information, please click the "More Information" button. Great opportunity to own a fourplex in the highly sought-after community of Killarney. This bi-level style building features two upper and two lower separate living accommodations, each with a separate entrance, offering privacy and convenience for all residents. Every unit includes three bedrooms and 1.5 bathrooms, spanning spacious living area with a cozy fireplace and in-suite laundry for added comfort. All utilities are separately metered, ensuring ease of management for the owner. The property is ideally situated on a beautiful, quiet, and tree-lined street with close proximity to downtown amenities. Please note that this property was originally built as a fourplex—it is not a converted duplex. The property is currently under renovation, maintaining its charm while adding modern updates. An exceptional investment opportunity in the heart of South Calgary! This purpose-built fourplex offers strong rental potential, future redevelopment possibilities, and an unbeatable location just minutes from downtown, Marda Loop, and vibrant 17th Avenue.