

# \$895,000 - 3003 25 Street Sw, Calgary

MLS® #A2264521

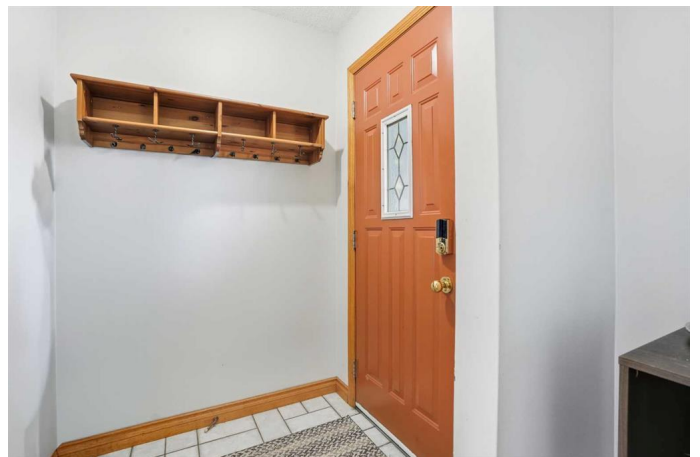
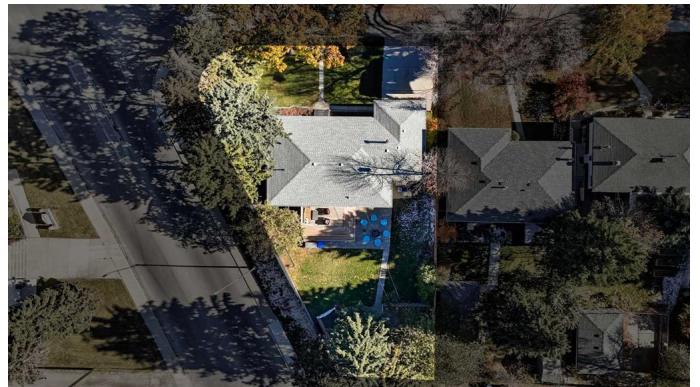
**\$895,000**

3 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential on 0.20 Acres

Richmond, Calgary, Alberta

HUGE INVESTMENT POTENTIAL â€“ BUILDERS, AND SAVVY INVESTORS, TAKE NOTE!! This rare 80'x125' R-CG CORNER LOT in the heart of RICHMOND offers an incredible opportunity to build in one of Calgary's most desirable inner-city communities. This legally suited bungalow can be a great long term hold rental property or house hack, making it a perfect income generating investment. With city approval, this large 8,880 sq/ft lot can also be developed into a dream property! Ideally located just minutes from MARDIA LOOP, SANDY BEACH PARK, and a short drive to DOWNTOWN. This property is also close to Mount Royal University and Crowchild Trail, making the location perfect for any investment strategy. The upper level features two spacious bedrooms, warm hardwood flooring, a cozy fireplace, a bright 4pc bathroom, and both living and family room areas that create a welcoming and functional space. The kitchen is bright and functional with large corner windows and an eating area. The lower level is a legal, registered one bedroom suite, with a large living room area and a full bathroom. The basement NEWLY RENOVATED KITCHEN has vinyl plank flooring and lots of storage. The lower level also features shared laundry, lots of storage, and newer furnace installed in 2021. The roof was just re-done in 2021, the deck and patio were updated in 2023. Whether you're looking to build, or hold as a rental property, this is a rare and valuable investment



opportunity in one of Calgary's most walkable and centrally located gorgeous neighbourhoods. DON'T MISS OUT on this opportunity, reach out, come and take a look for yourself!

Built in 1952

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264521    |
| Price          | \$895,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,201       |
| Acres          | 0.20        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3003 25 Street Sw |
| Community   | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 1Y2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings |

|                 |                                |
|-----------------|--------------------------------|
| Heating         | Forced Air, Natural Gas        |
| Cooling         | None                           |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas                            |
| Has Basement    | Yes                            |
| Basement        | Finished, Full, Exterior Entry |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                 |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Private |
| Roof              | Asphalt Shingle                                       |
| Construction      | Concrete, Metal Siding, Wood Frame, Aluminum Siding   |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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