1307 25 Street SE

Calgary | Active | MLS® A2286093

$985,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1956**	**848 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Easy List Realty

A closer look

For more information, please click the "More Information" button.
Rare opportunity to acquire two adjacent properties at 1307 & 1309 25 Street SE, sold together. Each 50 × 120 ft lot offers a combined ~100 ft frontage-perfect for redevelopment. Excellent location within walking distance to the LRT (under 1 km) and minutes from Deerfoot Trail. Hold for steady rental potential income or unlock future development potential. Both roofs have been recently replaced. Fully rented. Do not miss out on this opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2286093
Bedrooms	3
Bathrooms	2
Year Built	1956
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	848 sq. ft.
Main Level Finished Area:	848 sq. ft.
Below Grade Finished Area:	736 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	49'1"

Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	4
Year built:	1956 (Age: 70)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4946T
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Block, Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Parking Pad, Single Garage Detached
Parking Places:	3

Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Albert Park/Radisson Heights
Appliances:	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	n/a
Restrictions:	Easement Registered On Title
Main Floor	Kitchen · 15'3" × 9'11" ·
Main Floor	Living Room · 15'5" × 11'4" ·
Main Floor	Bedroom - Primary · 11'8" × 11'8" ·
Main Floor	Bedroom · 11'8" × 8'7" ·
Basement	Bedroom · 12'10" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby
Interior Features:	Separate Entrance
Exterior Features:	Private Entrance
Patio And Porch Features:	Terrace
Lot Features:	Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-C2
Listed Date:	Feb 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1307-25-street-se-calgary-a2286093/

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