

# \$769,000 - 2036 25a Street Sw, Calgary

MLS® #A2227873

## \$769,000

3 Bedroom, 2.00 Bathroom, 1,034 sqft  
Residential on 0.13 Acres

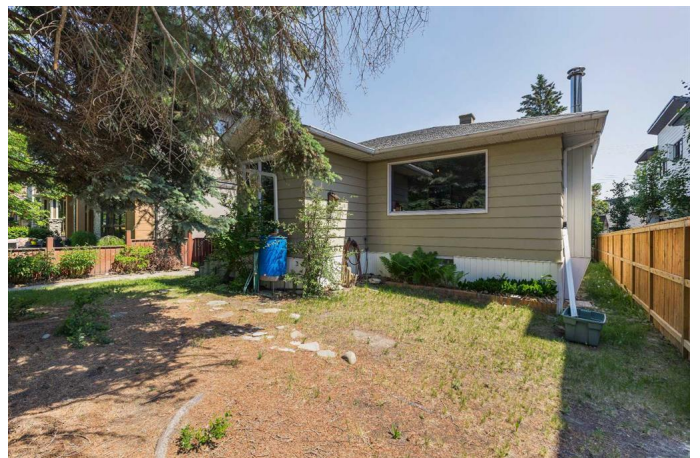
Richmond, Calgary, Alberta

A rare opportunity to secure a 5511 SQ FT, DC-zoned lot on one of the most beautiful, tree-lined streets in Calgary's sought-after Richmond/Killarney community. This picturesque location is surrounded by mature trees and showcases true pride of ownership throughout the neighborhood, making it an exceptional place to build or invest.

Located directly across from a playground, fenced dog park, open green space, and community garden, this lot offers incredible potential for a custom home or high-end development. The current bungalow is solidly built with a fabulous layout, featuring 3 bedrooms and 1.5 bathrooms—perfect for renting or living in while planning your project. The backyard is huge with a mature, well-planned out garden, and an oversized heated garage that can park 4 cars!

This vibrant, family-friendly community is just minutes from 17th Avenue, downtown, and major amenities, including the Killarney Pool & Community Centre, tennis courts, sports fields, and some of Calgary's top-rated public schools. Enjoy walking distance to beloved local spots like Lukes Drug Mart, Lusi's, Inglewood Pizza, Francesco's, Spiros, and Newcastle Pub.

Park-facing lots in locations like this are few and far between. Whether you're an investor, builder, or future homeowner, this is



your chance to be part of a thriving neighborhood with strong long-term value. Donâ€™t miss outâ€™ Book a showing today!

Built in 1954

**Essential Information**

MLS® #	A2227873
Price	\$769,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,034
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2036 25a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Y7

**Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Heated Garage
# of Garages	3

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Oven
Heating	High Efficiency, Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Treed, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX Realty Professionals
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