

\$1,199,900 - 2630 25a Street Sw, Calgary

MLS® #A2249307

\$1,199,900

0 Bedroom, 0.00 Bathroom, 1,103 sqft

Multi-Family on 0.14 Acres

Richmond, Calgary, Alberta

Welcome to this excellent multi-family investment opportunity that is located in the central and sought-after community of Richmond/Killarney. This duplex features two illegal suites on the lower level of each side, each with their own separate entrances. The main levels and two illegal suites offer their own two bedrooms, one bathroom, wood-burning fireplaces, in-unit laundry, and independent utilities. The main level on the right side has been fully updated and the other levels of the property offer newer paint and carpets. Additionally, this property offers a newer roof (2016), a newer fence, a landscaped backyard, a double detached garage (2 private singles), a double parking pad, and plenty of street parking. The property is fully occupied with great long-term tenants in place, making this a desirable turn-key investment to add to your portfolio. Ideally situated in Richmond/Killarney, this property is within walking distance of nearby parks, countless amenities, and Marda Loop. Commuting and access around the city is quick with easy access to public transit (bus stop just around the corner) and Crowchild Trail. Duplexes in Richmond/Killarney are few and far between so don't miss out on this excellent investment opportunity!

Built in 1977

Essential Information



MLS® #	A2249307
Price	\$1,199,900
Bathrooms	0.00
Square Footage	1,103
Acres	0.14
Year Built	1977
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side
Status	Active

Community Information

Address	2630 25a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Z4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Faces Rear, Parking Pad
# of Garages	2

Interior

Heating	Forced Air, Natural Gas
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Wood Burning

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
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Days on Market	1
Zoning	H-GO

Listing Details

Listing Office	Charles
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