

\$759,000 - 403 25 Avenue Ne, Calgary

MLS® #A2240509

\$759,000

3 Bedroom, 2.00 Bathroom, 1,018 sqft
Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

Strategically located on a MC-1 corner lot, this inner-city property presents an exceptional opportunity for developers and investors alike. With immediate access to downtown Calgary, Deerfoot Trail, and 16th Avenue, the location supports a variety of high-density development options. Zoning allows for multi-family residential, making it ideal for urban townhomes and more. Alternatively, generate strong holding income as a rental while finalizing development plans. This is your chance to secure a great site and make this your next project. Additionally, the windows and roof are newer making this a buy to live option as well.



Built in 1952

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2240509 |
| Price | \$759,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,018 |
| Acres | 0.14 |
| Year Built | 1952 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 403 25 Avenue Ne |
| Subdivision | Winston Heights/Mountview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 1Y4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Window Coverings |
| Heating | Central, Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Garden, None |
| Lot Description | Back Lane, Corner Lot, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 17th, 2025 |
| Days on Market | 2 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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