$725,000 - 403 25 Avenue Ne, Calgary

MLS® #A2240509

$725,000
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	$725,000
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	28
Zoning	M-C1

Listing Details

Listing Office	RE/MAX House of Real Estate

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