

# \$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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