



**GRASSROOTS**  
REALTY GROUP

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403 25 Avenue NE  
Calgary, Alberta

MLS # A2240509



**\$759,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Pie Shaped Lot		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

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.