



GRASSROOTS
REALTY GROUP

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403 25 Avenue NE
Calgary, Alberta

MLS # A2240509



\$759,000

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

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