



527 25 Avenue NE
Calgary, Alberta

MLS # A2299491



\$599,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,499 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

THINK YOU ARE PRICED OUT OF THE DOWNTOWN CALGARY MARKET BUT STILL ONLY WANT TO LIVE 8 MINS AWAY?!?!
HERE IS YOUR CHANCE!! This 1499 sq ft two story home with 3 bedrooms up and 1.5 baths and a single car garage is here for you, all under \$599,900. This home is located on a street with million dollar infills being built all around it and a private golf course entrance only 200 meters away. There is a large kitchen with lots of countertop and easily modernized. The appliances have been recently updated and the shingles were replaced in 2025. The low maintenance backyard and front yard will keep the balance in your lifestyle. The living room has a wood burning fireplace with a gas starter. The basement is partially finished and easily personalized for your lifestyle. Don't miss out on this incredible and affordable inner city opportunity.