\$825,000 - 408 21 Avenue Ne, Calgary

MLS® #A2202292

\$825,000

3 Bedroom, 2.00 Bathroom, 770 sqft Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

This property is being sold in conjunction with 2202 Edmonton Trail NE only. Total Price \$2,224,000.00. The land size of the combined properties is 13,745 sq ft or 1277 sq m.

Approx. 100ft frontage x 125ft depth and 113ft across the back. This is a great potential development site. Potential Land use MU-1/3.5h26 change to allow for many development options. This current home on the site is a good holding property, as it has a legal basement suite, tenants are month to month and has generated \$2700 per month. Buy and hold or build now, these locations don't come available to purchase often.



Built in 1946

Essential Information

MLS® # A2202292 Price \$825,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 770
Acres 0.14

Year Built 1946

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 408 21 Avenue Ne

Subdivision Winston Heights/Mountview

City Calgary
County Calgary
Province Alberta
Postal Code T2E 1S8

Amenities

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Storage

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 27

Zoning M-C1

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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