

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

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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	35
Zoning	M-C1

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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