

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

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MLS® #A2202292

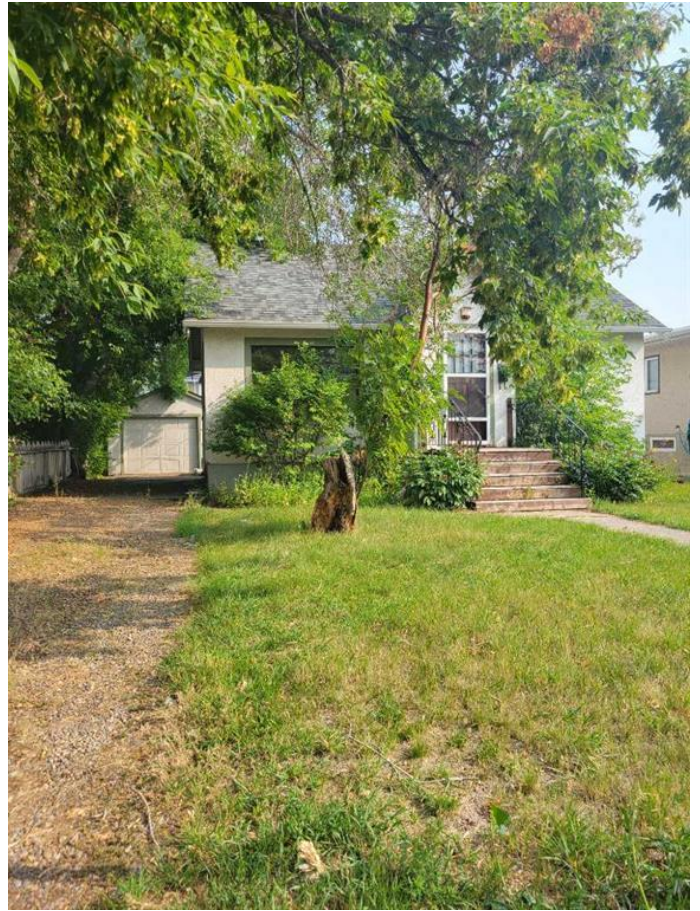
## \$825,000

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 | 31               |
| Zoning         | M-C1             |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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