$725,000 - 441b 25 Avenue Ne, Calgary

MLS® #A2212935

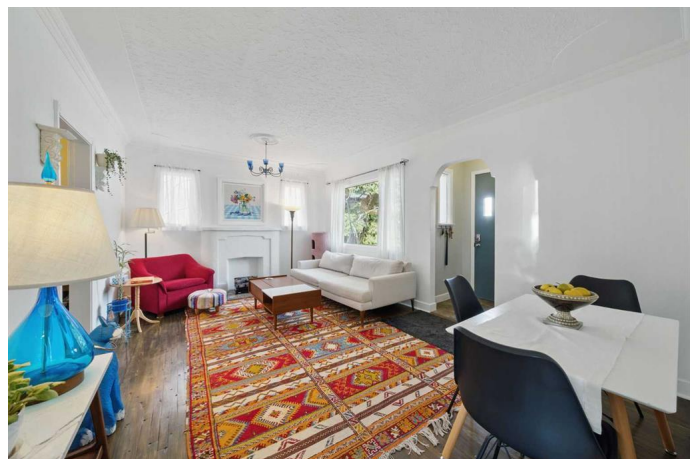## $725,000

3 Bedroom, 2.00 Bathroom, 832 sqft
Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

Beautiful mid-century modern bungalow full of updates while still maintaining its original charm. Ideally situated on a huge 50â€™ x 120â€™ lot with a sunshine-filled south backyard. This gorgeous property is highlighted by soaring trees, established gardens and raspberry bushes creating a private oasis that feels like a country escape instead of its inner-city location. Inside is a charming sanctuary filled with old-school charm, original details and modern touches including updated bathrooms, lighting and more. An arched entryway leads to the inviting living room with hardwood floors, crown molding and a quaint decommissioned fireplace adding a ton of character. Extra windows stream in endless natural light. The same bright atmosphere continues into the neutral white kitchen with loads of cabinets and counterspace, timeless subway tile backsplash and a clever built-in dining table that pulls out saving a ton of space. Both bedrooms on this level are spacious and bright. The 4-piece bathroom has been expertly updated for a modern homeowner yet keeping with the mid-century style of the home. Gather in the rec room in the finished basement with exposed brick and wood details ensuring the same architectural style is achieved. This large space can easily be divided by furniture to create separate zones for media, games, work and play. Another spacious bedroom with 2 windows and a walk-in closet is also on this level along with a

3-piece bathroom. A huge sunroom adds additional square footage for your enjoyment in any weather. Spend the warm months barbequing and unwinding on the expansive deck nestled amongst mature landscaping and beautiful gardens. A triple car garage has a heated single car bay for a workshop, home office, gym, man-cave or she-shed. Further adding to your comfort is a paved back lane. Incredibly located within walking distance to the community centre, several schools, Winston Golf Course, numerous parks, transit and the abundance of amenities along Edmonton Trail and 16th Avenue. Even walk to historic Peterâ€™s Drive-in for summer milkshakes and burgers! Also Within a 10 minute radius from Calgaryâ€™s premier attractions, downtown, top educational institutions and more. You simply wonâ€™t find a more versatile community!

Built in 1946

Essential Information

MLS® #	A2212935
Price	$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	441b 25 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 1Y4

Amenities

Parking Spaces	3
Parking	Heated Garage, See Remarks, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Built-in Features, Crown Molding, See Remarks, Separate Entrance, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas, Solar, Heat Pump
Cooling	None, Partial
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.