

# \$871,500 - 415 25 Avenue Ne, Calgary

MLS® #A2203204

**\$871,500**

4 Bedroom, 2.00 Bathroom, 954 sqft

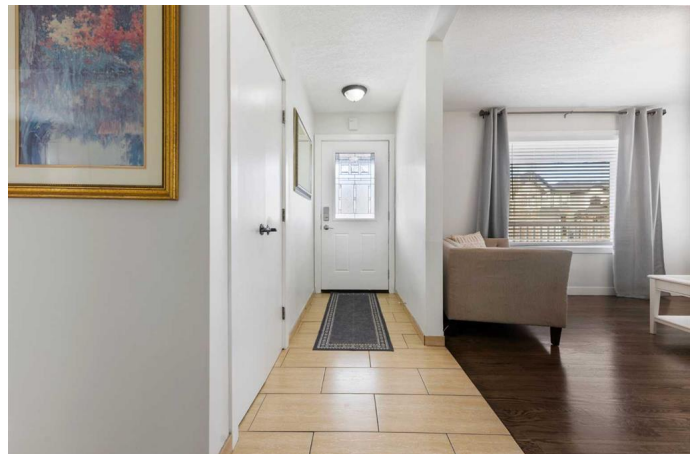
Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to this beautifully maintained and tastefully updated bungalow nestled in the desirable community of Winston Heights-Mountview, Calgary. Offering 2 spacious bedrooms on the main floor and 2 bedrooms in the basement, this cozy home is perfect for families or those looking to invest in a fantastic location. The main floor also features a well-appointed 4-piece bathroom and a bright, open living space that flows seamlessly into the kitchen and dining areas. The kitchen has been completely redone with new cabinetry, stainless steel appliances, including double built in ovens, refrigerator and dishwasher.

The fully developed basement presents an exciting opportunity with an illegal 2-bedroom suite, providing great rental potential or space for extended family. Enjoy the large windows throughout, allowing natural light to pour in, creating a warm and inviting atmosphere. Outside, the property offers a beautiful front porch area that spans the length of the home offering a wonderful space to enjoy your morning coffee or afternoon cocktail. The large south facing backyard offers a garden and a custom-built wood burning pizza oven ideal for outdoor relaxation and entertaining. The double detached heated garage has the potential to be converted into a 3-car garage, however one section has been converted into a wine/cooler area.

With its prime location, you'll be just moments away from schools, parks, and a variety of



local amenities, as well as quick access to major roadways.

Whether you're looking to make it your family home or seeking an income-generating property, this bungalow offers fantastic value in one of Calgary's most sought-after neighbourhoods.

Built in 1949

### Essential Information

MLS® #	A2203204
Price	\$871,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	415 25 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1E 1Y4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer, Window Coverings, Double Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Dog Run
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 17th, 2025
Days on Market	18
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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