

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

---

MLS® #A2202292

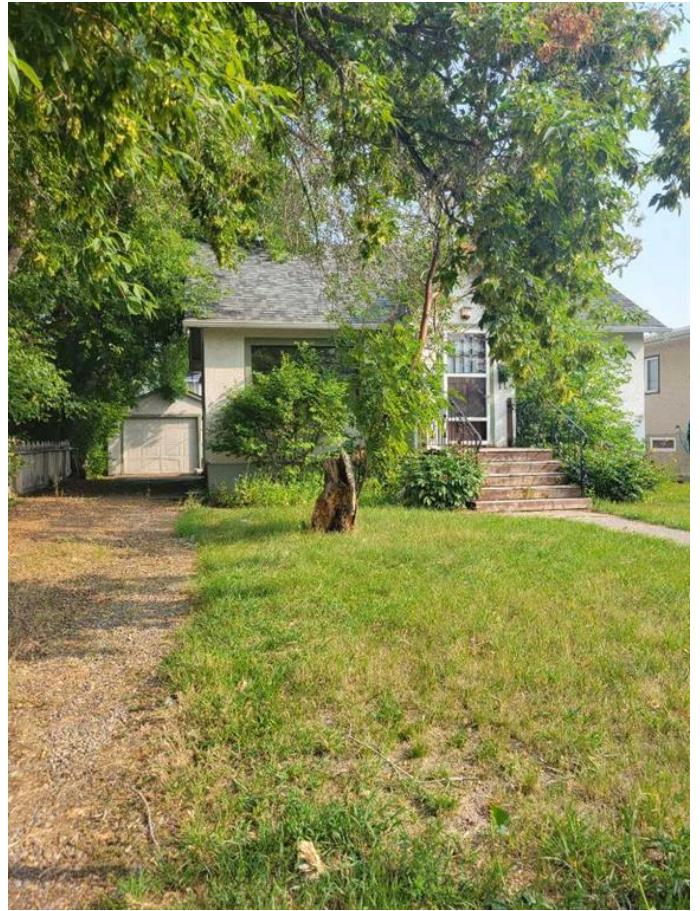
## \$825,000

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	36
Zoning	M-C1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.