

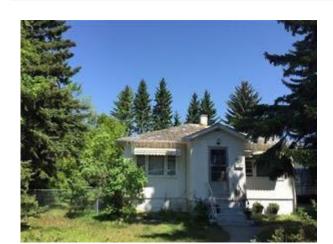
532 25 Avenue, Calgary T2E 1Y5

MLS®#: **A2187756** Area: **Winston** Listing **01/18/25** List Price: **\$1,149,999**

Heights/Mountview

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Land Sub Type: Resid

City/Town: Calgary
Year Built: 0

Lot Information

Lot Sz Ar: Lot Shape:

Access: Lot Feat: Park Feat:

R-CG

<u>tion</u>

Residential Land

Calgary Finished Floor Area

O Abv Sqft:

Low Sqft: Ttl Sqft: 0

9,838 sqft Ttl Sq

DOM

<u>Layout</u>

<u>Layout</u> Beds:

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: 0

Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Ext Feat: Kitchen Appl: Int Feat: Utilities:

Room Information

Room Level Dimensions Room Level Dimensions

Legal/Tax/Financial

Title: Zoning:

Fee Simple
Legal Desc: 8708FP

Remarks

Pub Rmks: LAND VALUE SALE - PI

LAND VALUE SALE - PRIME DEVELOPMENT OPPORTUNITY! Welcome to 532 25 Avenue NE, situated in the highly desirable community of Winston Heights/Mountview. This exceptional lot is 22.63 meters wide and 40.39 meters deep, with a total area of approximately 914 square meters. Zoned R-CG, this property is perfect for investors and developers looking to capitalize on Calgary's growing demand for multi-unit housing. The R-CG zoning allows for a variety of redevelopment options,

including rowhouses, duplexes, or townhomes with the possibility of secondary suites (subject to city approval). The existing structure is being sold as-is, with the value focused entirely on the land. Located in a thriving neighborhood with easy access to downtown, schools, parks, and transit, this property offers endless potential to create a stunning new development. Don't miss this rare opportunity to bring your vision to life in one of Calgary's most sought-after communities! Act now to secure this premium redevelopment site!

Inclusions:

Property Listed By: **Coldwell Banker Mountain Central**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





