

532 25 Avenue, Calgary T2E 1Y5

A2187756

Area:

Winston

Listing

01/18/25

List Price: **\$1,149,999**

Status: **Active**

County:

Calgary

Heights/Mountview

Date: Change:

None

Association: Fort McMurray

Finished Floor Area

Abv Sqft: Low Sqft:

Ttl Sqft:



Prop Type: Sub Type:

City/Town: Year Built: Lot Information

Lot Sz Ar: Lot Shape:

General Information

Land **Residential Land**

Calgary

9,838 sqft

Access: Lot Feat: Park Feat: DOM 35

Layout

Beds:

Baths:

0.0 (0 0)

0

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

Utilities and Features

Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat: Utilities:

Construction: Flooring: Water Source: Fnd/Bsmt:

Room Information

Level <u>Room</u> Level **Dimensions** Room **Dimensions** Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-CG

Legal Desc: 8708FP

Remarks

Pub Rmks:

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:

n/a Property Listed By: **Coldwell Banker Mountain Central**

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

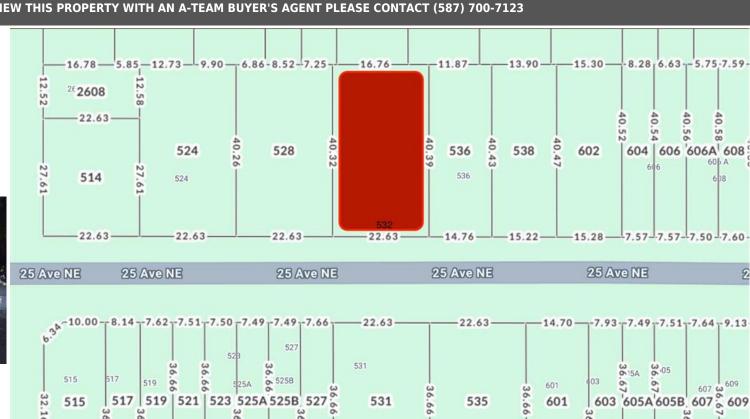
-14.50 --- 8.14 -7.62 -7.50 -7.50 -7.49 -7.49 -7.66

-15.85-

-15.86 -

-16.16 -

-16.17-



22.63

-15.85 ----- 8.08 --- 8.08 --- 15.85 --

-22.64-

-15.85-

-14.70 -- 7.93 -7.52 -7.51 -7.60 -- 9.16

-16.16 -

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