



THE
A-TEAM

**RE/MAX
FIRST**

532 25 Avenue, Calgary T2E 1Y5

MLS®#: **A2187756**

Area: **Winston
Heights/Mountview**

Listing **01/18/25**

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

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar: **9,838 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

4
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

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

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**
Legal Desc: **8708FP**
Zoning: **R-CG**

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,**

