



532 25 Avenue, Calgary T2E 1Y5

MLS® #: **A2187756** Area: **Winston Heights/Mountview** Listing Date: **01/18/25** List Price: **\$1,149,999**
 Status: **Active** County: **Calgary** 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

35
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

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

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:
Property Listed By:

n/a
Coldwell Banker Mountain Central

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

