

# \$829,900 - 415 25 Avenue Ne, Calgary

MLS® #A2203204

**\$829,900**

4 Bedroom, 2.00 Bathroom, 954 sqft

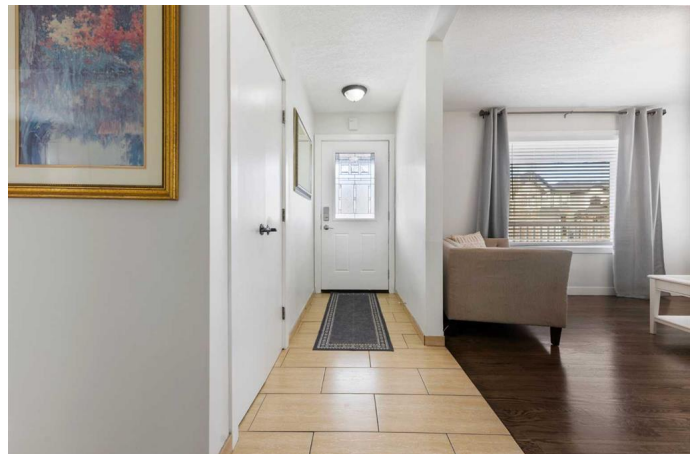
Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to this beautifully maintained and tastefully updated bungalow nestled in the desirable community of Winston Heights-Mountview, Calgary. Offering 2 spacious bedrooms on the main floor and 2 bedrooms in the basement, this cozy home is perfect for families or those looking to invest in a fantastic location. The main floor also features a well-appointed 4-piece bathroom and a bright, open living space that flows seamlessly into the kitchen and dining areas. The kitchen has been completely redone with new cabinetry, stainless steel appliances, including double built in ovens, refrigerator and dishwasher.

The fully developed basement presents an exciting opportunity with an illegal 2-bedroom suite, providing great rental potential or space for extended family. Enjoy the large windows throughout, allowing natural light to pour in, creating a warm and inviting atmosphere. Outside, the property offers a beautiful front porch area that spans the length of the home offering a wonderful space to enjoy your morning coffee or afternoon cocktail. The large south facing backyard offers a garden and a custom-built wood burning pizza oven ideal for outdoor relaxation and entertaining. The double detached heated garage has the potential to be converted into a 3-car garage, however one section has been converted into a wine/cooler area.

With its prime location, you'll be just moments away from schools, parks, and a variety of



local amenities, as well as quick access to major roadways.

Whether you're looking to make it your family home or seeking an income-generating property, this bungalow offers fantastic value in one of Calgary's most sought-after neighbourhoods.

Built in 1949

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203204    |
| Price          | \$829,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 954         |
| Acres          | 0.14        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 415 25 Avenue Ne          |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T1E 1Y4                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                  |
|-------------------|------------------|
| Interior Features | Granite Counters |
|-------------------|------------------|

|              |   |
|--------------|---|
| Appliances   | Dishwasher, Double Oven, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer, Window Coverings |
| Heating      | Forced Air, Natural Gas   |
| Cooling      | None  |
| Has Basement | Yes   |
| Basement     | Finished, Full  |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Dog Run, Garden, Private Yard         |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 29               |
| Zoning         | R-CG             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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