

# \$1,049,999 - 532 25 Avenue Ne, Calgary

MLS® #A2187756

**\$1,049,999**

0 Bedroom, 0.00 Bathroom,  
Land on 0.23 Acres

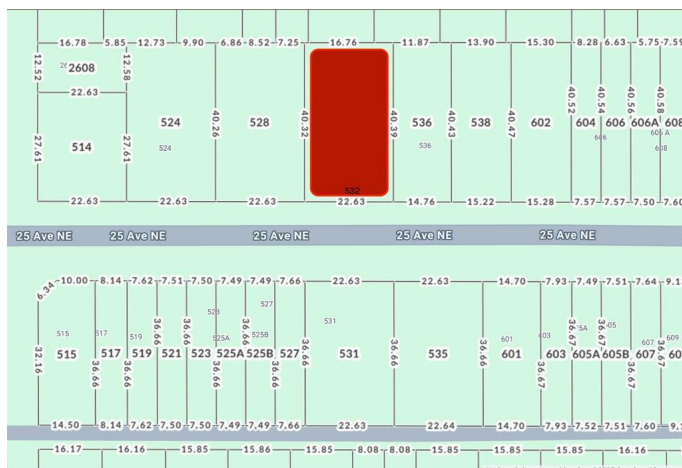
Winston Heights/Mountview, Calgary, Alberta

**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 run down, 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!



## Essential Information

MLS® #                   A2187756  
Price                     \$1,049,999

Bathrooms	0.00
Acres	0.23
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	532 25 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Y5

### **Additional Information**

Date Listed	January 18th, 2025
Days on Market	74
Zoning	R-CG

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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