

# \$799,000 - 408 21 Avenue Ne, Calgary

MLS® #A2202292

## \$799,000

3 Bedroom, 2.00 Bathroom, 770 sqft  
Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

This is a great potential development site, 6243 sq ft lot, current land use RC-G and falls within an H-GO corridor. This allows for many dense housing construction options. This current home on the site is a good holding property, as it has a legal basement suite, tenants are month to month and has generated \$2700 per month. Buy and hold or build now, these locations don't come available to purchase often. The neighboring property is also for sale MLS (A2202308) for a total of 13,475 sq ft of development land.



Built in 1946

### Essential Information

MLS® #	A2202292
Price	\$799,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	770
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address 408 21 Avenue Ne

Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1S8

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 13th, 2025
Days on Market	144
Zoning	M-C1

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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