

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

---

MLS® #A2202292

**\$799,000**

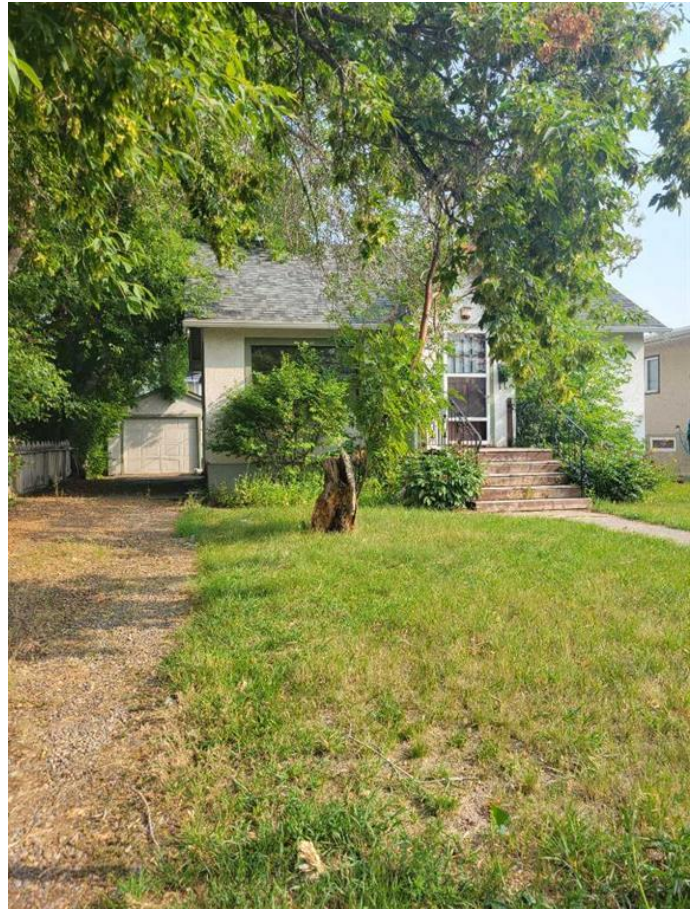
3 Bedroom, 2.00 Bathroom, 770 sqft

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	142
Zoning	M-C1

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.