

415 25 Avenue NE  
Calgary, Alberta

MLS # A2203204

\$829,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	954 sq.ft.	Age:	1949 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

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.