

\$799,900 - 642 25 Avenue Nw, Calgary

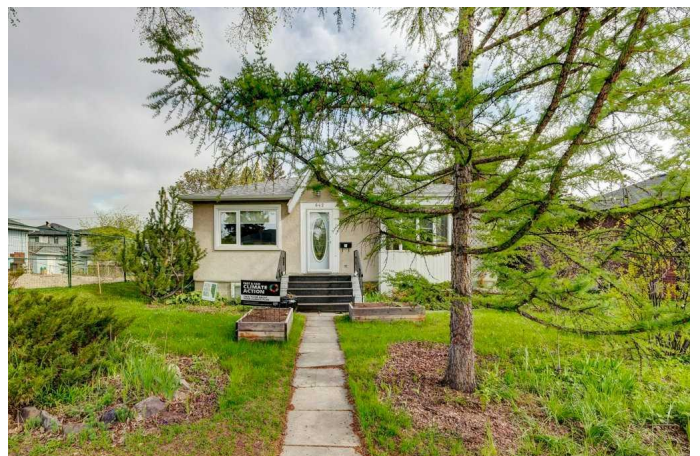
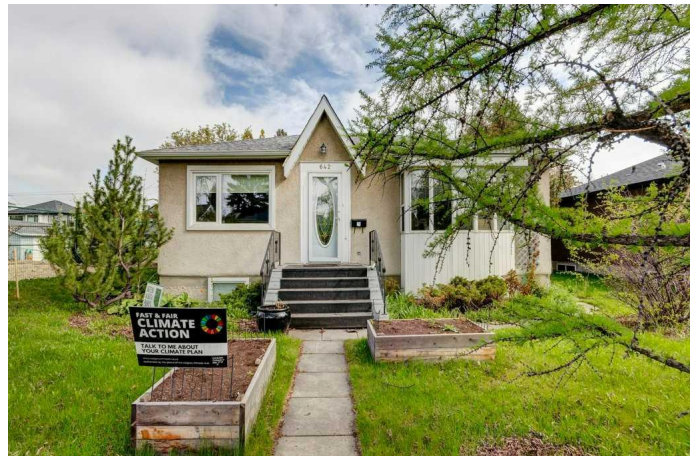
MLS® #A2132404

\$799,900

3 Bedroom, 2.00 Bathroom, 1,029 sqft
Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Introducing an exceptional investment opportunity in the highly sought-after neighborhood of Mount Pleasant. This charming bungalow sits on a generous 50x120 lot, presenting immense potential for future development. Nestled on a serene and picturesque tree-lined street, this property offers a tranquil and peaceful living environment. Just 1 block from Confederation park, outdoor pools 2 block away. The bungalow boasts 3 spacious bedrooms, hardwood flooring throughout. Updated windows throughout the home flood the interior with natural light, creating a warm and inviting ambiance. The main floor features a well-appointed 4-piece bathroom, ensuring convenience and comfort for all occupants. The heart of the home is the spacious kitchen, complete with a window overlooking the beautiful backyard. This functional and practical space is perfect for culinary enthusiasts and offers a delightful view while preparing meals. Step through the back door and discover a large, private yard, ideal for outdoor entertaining and relaxation. The double detached garage provides convenient parking and additional storage space. The developed basement adds versatility to this property, featuring a bedroom and a 4-piece bathroom. Ample storage space is also available, catering to all your organizational needs. With its prime location and endless possibilities, this property presents a golden opportunity for both homeowners and



investors. Whether you envision creating your dream home or exploring future development options, the potential is boundless. Don't miss out on the chance to transform this bungalow into a remarkable residence or capitalize on its investment potential. Embrace the promising prospects that await in this Mount Pleasant gem.

Built in 1947

Essential Information

MLS® #	A2132404
Price	\$799,900
Sold Price	\$866,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	642 25 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2A9

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 21st, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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