

\$890,900 - 464 23 Avenue Ne, Calgary

MLS® #A2140334

\$890,900

3 Bedroom, 3.00 Bathroom, 1,119 sqft

Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

Attention Investors and Developers!

Don't miss this rare opportunity to acquire a fantastic 50x125' R-C2 CORNER LOT in the Winston Heights community, currently zoned R-C2.

****Currently zoned R-C2 is "PROPOSED" to be changed to R-CG on August 6th 2024, as per CITY BLANKET RE-ZONING RULES (please confirm with the City of Calgary).**

This lot holds immense potential for redevelopment, possibly into a 4 to 8 unit building with the appropriate City Approval and Zoning. The property features a spacious bungalow with a LEGAL basement suite, boasting separate laundry on both levels. It is nestled on a serene street with numerous new constructions, and offers proximity to a golf course, shopping centers, and transit.

Additional features include a large single detached garage, paved back alley, and mature trees enhancing the yard's charm. Plus, it's just a 30-minute walk to downtown and a 15-minute walk to the future Green Line Station.

With the neighborhood witnessing a surge in new developments, the potential for redevelopment or sustained rental income is highly promising. Don't miss out on this exceptional value!

Built in 1949

Essential Information



MLS® #	A2140334
Price	\$890,900
Sold Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,119
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	464 23 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1V9

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Separate Entrance
Appliances	Dryer, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot, Corner Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2024
Date Sold August 8th, 2024
Days on Market 57
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Classic Property Management & Realty Ltd

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.