450 25 Avenue NW

Calgary | Active | MLS® A2360300

$799,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1947**	**768 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

AN EXCEPTIONAL OPPORTUNITY IN THE HEART OF SOUGHT-AFTER MOUNT PLEASANT! Situated on a flat, already subdivided 50' x 120' lot, this lovingly cared-for home offers endless possibilities in one of Calgary's most desirable inner-city communities. Ideally located just steps from numerous amenities, restaurants, shopping and schools, only blocks from beautiful Confederation Park and minutes from downtown Calgary. The inviting main floor features a spacious living room, two bedrooms, a four-piece bathroom and a kitchen with patio doors leading onto the expansive rear deck overlooking the enormous backyard. The fully finished basement offers additional living space, including a large recreation room complete with a wet bar, a versatile flex room and a three-piece bathroom. Completing the property is a single detached garage. Whether you are looking for a charming home to enjoy the inner-city lifestyle, an excellent investment property to add to your portfolio or a prime opportunity for development, this property offers tremendous potential. An outstanding opportunity in an established community, with exceptional amenities and proximity to downtown. LIVE, INVEST OR DEVELOP - THE POSSIBILITIES ARE ENDLESS!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360300
Bedrooms	2
Bathrooms	2
Year Built	1947
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	768 sq. ft.
Main Level Finished Area:	768 sq. ft.

Below Grade Finished Area:	673 sq. ft.
Acreage:	No
Lot Area:	6,006 sq. ft.
Lot Frontage:	50'½"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	4
Year built:	1947 (Age: 79)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4236AC
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Kitchen · 13'10" × 11'3" ·
Main Floor	Living Room · 14'5" × 11'6" ·
Main Floor	Bedroom · 12'8" × 12'2" ·
Main Floor	Bedroom · 10'9" × 8'9" ·
Basement	Game Room · 20'3" × 10'6" ·
Basement	Other · 10'10" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/450-25-avenue-nw-calgary-a2360300/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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