

\$699,900 - 2, 413 25 Avenue Ne, Calgary

MLS® #A2267460

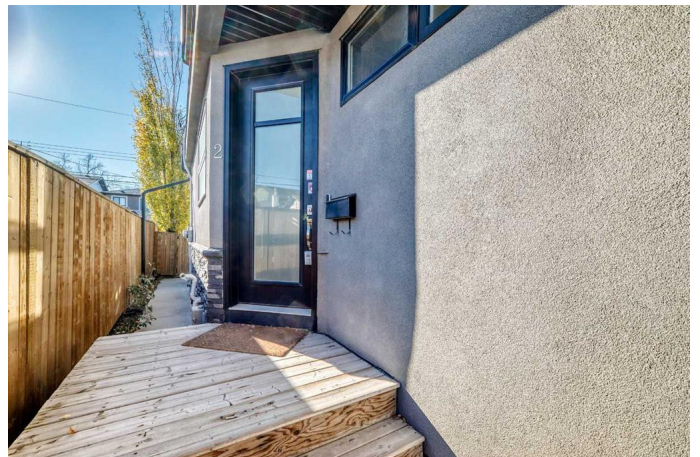
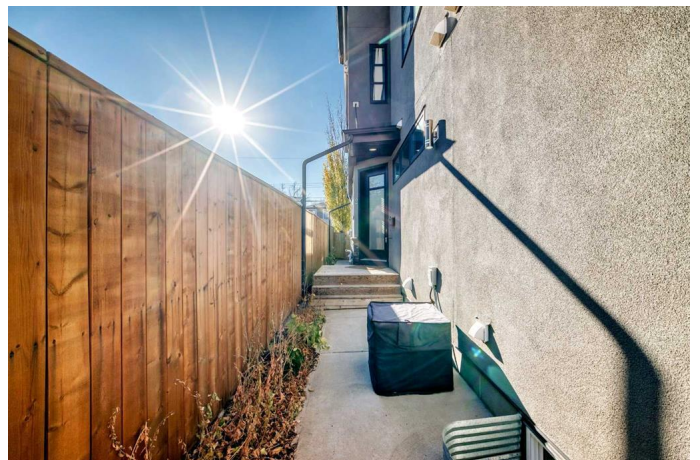
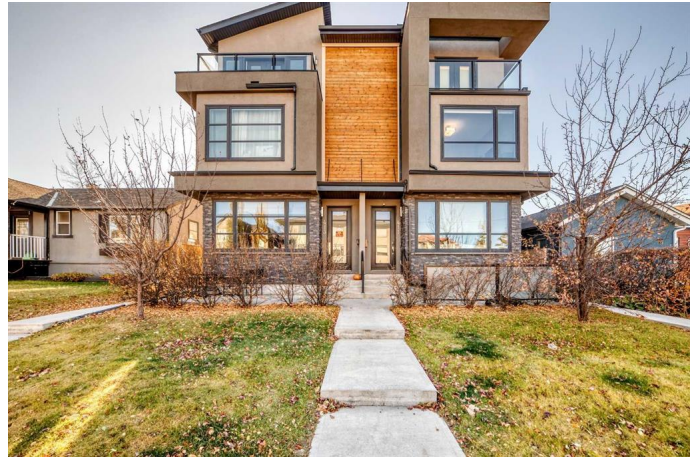
\$699,900

4 Bedroom, 4.00 Bathroom, 2,024 sqft

Residential on 0.00 Acres

Winston Heights/Mountview, Calgary, Alberta

Incredible 3 storey corner townhouse in Winston Hts. If you are looking for a quality built home with loads of sq ft this is the one for you. The main floor is wide open with 9 foot ceilings, recessed lighting, gleaming laminate flooring and loads of oversized windows. The kitchen is wide open to the living area and has full height kitchen cabinets with builtin lighting, upgraded backsplash lit up with under mounting lights, beautiful white quartz countertops throughout & upgraded SS appliances. There is a huge centre island with a breakfast bar, dual undermount sinks, extra storage cabinets plus the dishwasher. There is also a large corner walkin pantry with tons of storage. Off the kitchen is a good sized dining area which overlooks the living room. The living room has a central gas fireplace with tiled surround and a mounted TV. There is a walkout to a back deck/BBQ area plus access to your parking space in the detached garage. This unit uses the far right side (when looking from the alley) parking spot. The 2nd level boasts two massive bedrooms each with their own oversized walkin closets. Between them you will find a full 5 pce main bathroom with tiled floors, his n her sinks sharing a huge vanity with extra cabinets and drawers. There is a water closet that has the tub/shower plus the toilet as well. The laundry is on the 2nd level as well and has a full sized washer/dryer with builtin cabinets. You will love the size of the bedrooms, the walkin closets and the 8 foot high doors throughout. The 3rd level is a



huge Primary Bedroom with recessed lights, knockdown ceilings, a ceiling fan and a walkout to a large balcony that overlooks the City~ beautiful unobstructed views! The balcony has glass railing & loads of space for your patio furniture. The ensuite is luxurious with deep soaker tub, oversized stand up shower, tiled floors, his n her vanities plus a massive walkin closet with builtin custom made shelving. The fully finished basement has a good sized rec room with recessed lights, knock down ceilings, laminate floors & two windows. There is a storage room which has the freezer, a handy 2 pce bathroom and the massive 4th bedroom! The utility room has a high efficient furnace, Central AC, Builtin VacuFlo and an oversized Hot Water tank.

Built in 2013

Essential Information

MLS® #	A2267460
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,024
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	2, 413 25 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2E 1Y4

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Glass Doors, Tile
# of Stories	3
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	17
Zoning	M-C1

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.