



412 23 Avenue NE
Calgary, Alberta

MLS # A2285446



\$780,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	692 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	C-N1
Foundation:	Block	Utilities:	-
Features:	Storage		

Inclusions: none

C-N1 ZONING | 50' x 125' LOT | INNER-CITY LOCATION | LAND VALUE OPPORTUNITY Opportunity knocks in Winston Heights/Mountview with this 50' x 125' commercially zoned (C-N1) lot, offering strong potential for future redevelopment in a highly desirable inner-city corridor. Positioned along a well-exposed stretch with convenient access to Centre Street and 16 Avenue, this site is ideally suited for a range of small-scale commercial or mixed-use projects, including street-oriented retail with potential residential above (subject to City approval). The existing property needs some TLC, but it could be rented to provide holding income while plans are developed. The primary value here lies in the land and its flexible commercial zoning. Surrounded by a blend of established homes, local businesses, and ongoing redevelopment, this pocket continues to evolve, making it an attractive option for investors and builders looking to secure a foothold in a growing area. Located minutes to downtown, with quick connections to Deerfoot Trail, transit, and nearby amenities, this is a strategic acquisition with both immediate income and long-term upside in one of Calgary's most well-located inner-city communities.