

\$725,000 - 25 Capri Avenue Nw, Calgary

MLS® #A2204561

\$725,000

4 Bedroom, 2.00 Bathroom, 1,139 sqft
Residential on 0.14 Acres

Collingwood, Calgary, Alberta

Welcome to 25 Capri Avenue NW – a rare opportunity to own a well-maintained bungalow on a great street in the highly desirable community of Collingwood. This inviting home sits on a 60' x 100 ft lot featuring a South facing backyard and 5-minute walk to Nose Hill Park, offering significant potential to a variety of buyers.

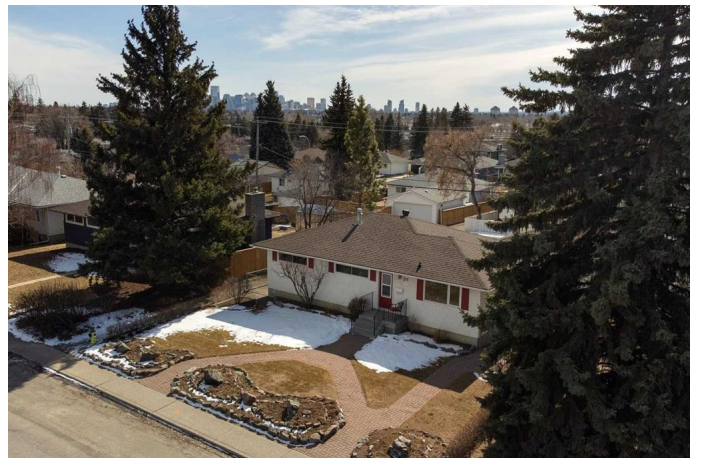
Inside, the main level offers 1139 square feet of living space with three bedrooms, four-piece bathroom and original hardwood floors running throughout.

The lower level is fully developed, offering a bedroom with a non-egress window as well as a second bath and a large laundry space with loads of storage.

Step outside to the backyard and you'll find a quiet landscaped space with a heated double garage plus RV parking.

Important updates include newer mechanical systems, windows, and exterior doors. The R-CG zoning and 60-foot frontage also present future redevelopment options, with similar lots already hosting high-end infills nearby.

All of this in one of Calgary's most sought-after northwest communities – surrounded by city parks, golf courses, excellent schools, as well as quick access to U



of C, SAIT, shopping, and downtown.

Whether you're looking for your next home, a renovation project, or a lot to build on, 25 Capri Ave NW is worth a closer look.

NOTE: Accepting offers until Sunday March 30 at 4:00pm. The seller reserves the right to accept any offer prior to this time.

Built in 1958

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2204561 |
| Price | \$725,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,139 |
| Acres | 0.14 |
| Year Built | 1958 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 25 Capri Avenue Nw |
| Subdivision | Collingwood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2L 0G9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Laminate Counters, Storage, Wet Bar |
| Appliances | Bar Fridge, Microwave, Refrigerator, Stove(s), Washer/Dryer, Freezer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 7 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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