25 Capri Avenue Calgary Alberta

$725,000

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. (id:6769)

Bedroom 8.92 Ft x 9.58 Ft	Bedroom 9.75 Ft x 9.50 Ft
Laundry room 12.58 Ft x 18.67 Ft	Dining room 11.08 Ft x 7.42 Ft
Recreational, Games room 25.83 Ft x 31.25 Ft	Kitchen 15.75 Ft x 14.00 Ft
Furnace 4.92 Ft x 9.92 Ft	Living room 13.50 Ft x 14.92 Ft
4pc Bathroom 4.92 Ft x 7.92 Ft	Primary Bedroom 10.92 Ft x 12.58 Ft
Bedroom 8.00 Ft x 11.58 Ft	3pc Bathroom 3.58 Ft x 9.33 Ft