

# \$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	5
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.