

# \$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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