\$775,000 - 509 34 Avenue Ne, Calgary

MLS® #A2216030

\$775,000

3 Bedroom, 3.00 Bathroom, 896 sqft Residential on 0.12 Acres

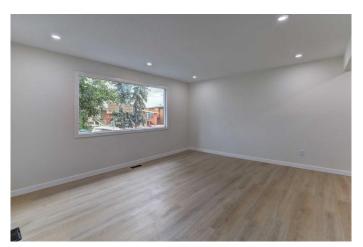
Winston Heights/Mountview, Calgary, Alberta

GORGEOUSLY RENOVATED HALF DUPLEX WITH LEGAL BASEMENT SUITE!

Phenomenally located on a quiet cul-de-sac in a prime inner-city community within walking distance to schools, the golf course, numerous parks, transit and the abundance of amenities along Edmonton Trail. Each unit has their own private entrance, laundry, furnace and outdoor space. Both up and down are beautifully designed with luxury plank flooring throughout, no carpet! The spacious main level unit has 2 bedrooms and 1 bathroom with designer details, quartz countertops and tons of natural light. The legal basement suite is a 1 bedroom, 2 full bathroom unit with all the same modern stylings as the main floor unit plus offers a large kitchen and family room with lots of natural light and extra pot lights to illuminate the evenings. Recent upgrades to the property also include new HVAC, plumbing, and electrical systems. Both front and back yards provide ample outdoor space while a large parking pad and an oversized double car garage (one side separated into a workshop) ensure plenty of parking. This exceptional home easily appeals to potential tenants with its incredibly located close to the Mountain View Community Centre, Winston Golf Course, the ice rink, several schools, numerous parks and the extensive pathway system that winds its way around this serene yet urban community. Within a 10 minute radius from Calgary's premier attractions, downtown, top educational institutions and







more. You simply won't find a more versatile community!

Built in 1964

Essential Information

MLS® # A2216030

Price \$775,000

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 896

Acres 0.12

Year Built 1964

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

Community Information

Address 509 34 Avenue Ne

Subdivision Winston Heights/Mountview

City Calgary
County Calgary
Province Alberta
Postal Code T2E 2K1

Amenities

Parking Spaces 2

Parking Additional Parking, Double Garage Detached, Oversized, Parking Pad,

Stall, Workshop in Garage

of Garages 2

Interior

Interior Features Built-in Features, Quartz Counters, Separate Entrance

Appliances See Remarks

Heating Forced Air, Natural Gas, See Remarks

Cooling None

Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Lawn

Roof Asphalt Shingle

Construction Aluminum Siding, Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 29th, 2025

Days on Market 19

Zoning R-CG

Listing Details

Listing Office First Place Realty

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