$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 Calgaryâ€™s premier attractions, downtown, top educational institutions and

more. You simply wonâ€™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	2
Zoning	R-CG

Listing Details

Listing Office	First Place Realty

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