

# \$1,600,000 - 509 & 511 34 Avenue Ne, Calgary

MLS® #A2207150

**\$1,600,000**

0 Bedroom, 0.00 Bathroom, 1,792 sqft

Multi-Family on 0.12 Acres

Winston Heights/Mountview, Calgary, Alberta

**GORGEOUSLY RENOVATED FULL DUPLEX WITH LEGAL BASEMENT SUITES!** Savvy investors, both sides of this modern and sophisticated duplex are being sold together with 4 rental opportunities in one making your job as a landlord that much easier!

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 entrances, laundry, furnaces and outdoor spaces. All are beautifully designed with luxury plank flooring throughout, no carpet! The spacious main level units are both 2 bedrooms and 1 bathroom with designer details, quartz countertops and tons of natural light. 509's legal basement suite is a 1 bedroom, 2 bathroom unit with the same stylish design as the rest of the home including a large kitchen and family room with lots of natural light and extra pot lights to illuminate the evenings. 511's legal basement suite is a 2 bedroom, 1 bathroom with all the same modern stylings as the other side. Recent upgrades 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 for at least 6 vehicles. 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® #	A2207150
Price	\$1,600,000
Bathrooms	0.00
Square Footage	1,792
Acres	0.12
Year Built	1964
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	509 & 511 34 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2K1

### Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Detached, Oversized, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage
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Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Beach
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	First Place Realty
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