

\$699,900 - 504 And 506 34 Avenue Ne, Calgary

MLS® #A2095711

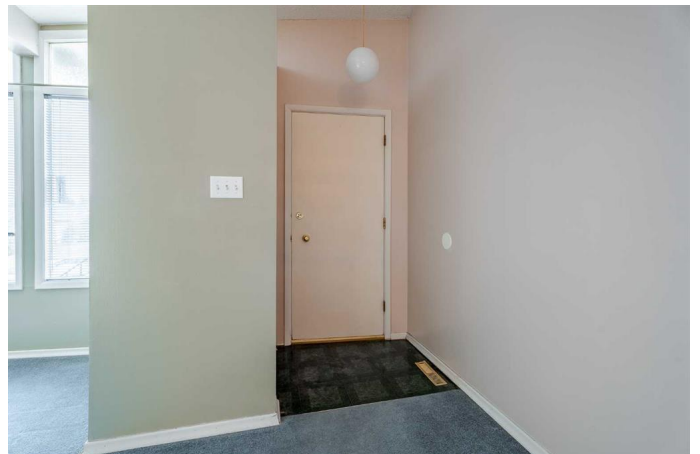
\$699,900

4 Bedroom, 2.00 Bathroom, 1,835 sqft

Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

ATTENTION: INVESTORS and SAVVY BUYERS! Step into the extraordinary with a FULL SIDE BY SIDE DUPLEX nestled on a tranquil street in the highly coveted WINSTON HEIGHTS community! Unleash the power of TWO self-contained homes, EACH boasting their very own OVERSIZED single ATTACHED Garage – double the convenience, double the WOW! Fantastic 53 ft x 115 ft LOT! ALL NEWER WINDOWS (except for the front windows) on both sides. Upstairs you™ll love the classic HARDWOOD FLOORS, HUGE WINDOWS allowing for plenty of natural light to flow through. Retreat to comfort with 2 well-proportioned bedrooms on the main floor, and downstairs, revel in the versatility of a generously sized den/office/gym/extra room – your canvas for limitless possibilities! A nice functional kitchen, lots of room for entertaining with a great sized dining room and spacious BRIGHT living room. Embrace the ultimate in outdoor living – a sprawling front yard with ample parking options and a private backyard oasis, promising space to play, relax, and grow. Upgraded to have a nice low maintenance concrete walkway down the side. Excellent location - Located close to all amenities, airport, downtown, walking paths, shopping centre, and future LRT line. Fantastic holding property! Don't let this exceptional opportunity slip through your fingers! Act fast and make this YOUR investment success story!



Built in 1962

Essential Information

MLS® #	A2095711
Price	\$699,900
Sold Price	\$740,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,835
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	504 And 506 34 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2J9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, See Remarks

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Rolled/Hot Mop
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 29th, 2023
Date Sold	December 2nd, 2023
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.