

\$1,099,999 - 506 & 504 34 Avenue Ne, Calgary

MLS® #A2120584

\$1,099,999

10 Bedroom, 4.00 Bathroom, 1,860 sqft

Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome Home! to this FULLY RENOVATED side-by-side DUPLEX (506 & 504) that is READY TO LIVE-IN & RENT OUT in WINSTON HEIGHTS! It has 3, 456 Square Feet of DEVELOPED SPACE! Each side boasts a 3-BEDROOM-1 BATHROOM UPPER UNITS and 2-BEDROOM-1 BATHROOM LOWER illegal SUITES! That is a total of 10 bedrooms!, 4 UPDATED Bathrooms! 4 UPDATED KITCHENS! Each side has its own SEPARATE ENTRANCE and IN-UNIT LAUNDRY! The LARGE FRONT WINDOWS bring in a ton of natural light highlighting the NEW & BEAUTIFUL FLOORING that continues throughout the living room, kitchen, dining, hallways, bathroom, & bedrooms! Too many UPGRADES to list including POT LIGHTS, QUARTZ COUNTERTOPS, & STAINLESS STEEL APPLIANCES in the upper floors! Each side has the FRONT BALCONIES, LARGE BACKYARD, and ample PARKING (FRONT driveway & BACK alley). The duplex sits on 53 x 115 Ft. LOT located minutes to SHOPPING, MAJOR ROADS, AIRPORT, DOWNTOWN, WALKING PATHS, & TRANSIT! WELCOME to this OPPORTUNITY TO OWN it all!

Built in 1962

Essential Information

MLS® #	A2120584
Price	\$1,099,999



Sold Price	\$1,045,000
Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	1,860
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

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

Amenities

Parking Spaces	4
Parking	Driveway, Off Street, Parking Pad

Interior

Interior Features	Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Level, Street Lighting, Rectangular Lot
Roof	Rolled/Hot Mop
Construction	Brick, Concrete, Mixed, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 8th, 2024
Date Sold June 30th, 2024
Days on Market 53
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office URBAN-REALTY.ca

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