$1,390,000 - 509 & 511 34 Avenue Ne, Calgary

MLS® #A2161025
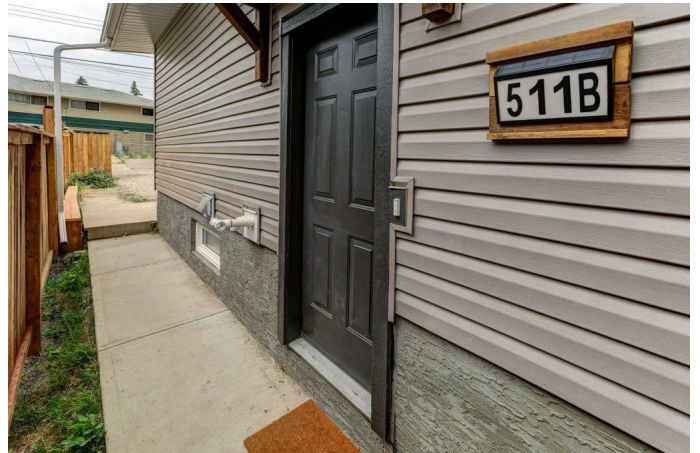
$1,390,000
8 Bedroom, 5.00 Bathroom, 1,792 sqft
Residential on 0.18 Acres

Winston Heights/Mountview, Calgary, Alberta

Renovated! TOTAL 8 BEDROOMS, TOTAL 5 FULL BATHROOMS, Full Duplex both with LEGAL basement suites, Great opportunity in Winston Heights, Calgary. This meticulously renovated duplex (#509 and #511), is situated on a spacious 7,500+ sqft lot at the end of a quiet cul-de-sac. Renovations were completed inside and out in July 2024. With potential RC-G Zoning changes subject to city approval, the property could also allow for an additional property at the rear of the lot, pending City approvals. The upper units, 509A and 511A, each feature 2 bedrooms and 1 bathroom, with quartz countertops and ample storage space. Large windows flood the living areas with natural light year-round. The lower LEGAL units (509B and 511B) have private side entrances, offering a beautifully designed open-concept kitchen and living area with all-new appliances and luxury vinyl plank flooring throughout. Each bedroom boasts large closets and windows, while the full bathrooms feature luxury vanity sinks, tiled backsplashes, and fully tiled showers and baths. Every unit includes its own separate laundry area equipped with a new, high-quality washer and dryer with steam functions, as well as a separate furnace. Recent upgrades include new HVAC, plumbing, and electrical systems, ensuring all home services are optimized. The exterior features new fencing, a parking area with compacted gravel, and new exterior plugins on the 511 side, with dedicated outdoor spaces for each unit. One

side includes a re-roofed and resided garage with new eavestroughs, divided into a large storage unit and a separate garage area spacious enough for two cars. Additionally, there is asphalt parking for at least five vehicles or an RV, along with a dedicated outdoor amenity space. This property is ideally located, offering tenants easy access to Calgary's prime attractions and institutions. Just under a 10-minute drive from downtown Calgary, it provides convenient city access while maintaining a tranquil residential vibe. It's within a 10-minute radius of top educational institutions like SAIT and only 12-15 minutes from the University of Calgary. Major roadways, including 16th Avenue NE and Deerfoot Trail, ensure quick commutes across the city, and it's only 15-17 minutes from Alberta Children's Hospital and Foothills Hospital. This strategic location makes the property highly desirable for potential tenants.

Built in 1964

Essential Information

MLS® #	A2161025
Price	$1,390,000
Sold Price	$1,327,000
Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	1,792
Acres	0.18
Year Built	1964
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	509 & 511 34 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E2K1

Amenities

Parking Spaces	6
Parking	Oversized, Additional Parking, Single Garage Detached, Workshop in Garage

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Date Sold	October 4th, 2024
Days on Market	37
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)