

**509 34 Avenue NE**  
**Calgary, Alberta**

**MLS # A2216030**



**\$775,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Oversized, Parking Pad, Stall, V		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Quartz Counters, Separate Entrance		

**Inclusions:** Dishwashers x 2, Electric stoves x 2, Microwave hood fans x 2, Refrigerators x 2, Stacked washer/dryers x 2

**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 Calgary's premier attractions, downtown, top educational institutions and more. You simply won't find a more versatile community!