



# 515 33 Avenue Calgary Alberta

\$549,900

Welcome to an exceptional investment opportunity in the sought-after community of Winston Heights, Calgary, AB! This property, located on a 50 x 115 lot zoned RC-2, presents an ideal canvas for a teardown and rebuild project. With an existing bungalow in good habitable condition boasting 4 bedrooms (2 main and 2 basement) and 1 full bath, this investment offers immense potential for a lucrative development in a highly desirable neighbourhood. Situated in the heart of Winston Heights, this property's zoning classification as RC-2 opens the door to numerous possibilities for development. The existing bungalow, in good habitable condition. With its spacious layout and functional design, it offers comfortable living accommodations while you plan and execute your development project. Utilize the existing structure as you work toward maximizing the potential of this exceptional property. Located in the desirable community of Winston Heights, this property offers proximity to a wide array of amenities. Take advantage of renowned schools, beautiful parks, and recreational facilities, all just moments away. Enjoy the convenience of nearby shopping centers, trendy restaurants, and easy access to major transportation routes, ensuring effortless commuting to downtown Calgary and beyond. Schedule a showing today and envision the remarkable possibilities that await you. Seize this chance to create a valuable asset and establish your presence in one of Calgary's most sought-after communities. (id:6769)

Bedroom 11.00 Ft x 10.08 Ft	Living room 11.25 Ft x 19.25 Ft
Recreational, Games room 20.33 Ft x 14.58 Ft	Bedroom 11.00 Ft x 8.25 Ft
Bedroom 10.67 Ft x 10.00 Ft	Other 5.58 Ft x 4.50 Ft
Kitchen 12.67 Ft x 12.75 Ft	Other 3.50 Ft x 5.50 Ft
Primary Bedroom 11.33 Ft x 11.08 Ft	Other 7.58 Ft x 20.25 Ft
4pc Bathroom 8.33 Ft x 5.00 Ft	

Listing Presented By:  
  
Originally Listed by:  
CENTURY 21 BRAVO REALTY



See

**Mirror**  
100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3  
Phone: 403-969-0267  
arobinson@cirrealty.ca