



## 516 32 Avenue Calgary Alberta

\$639,900

Prime Redevelopment or Investment Opportunity in Winston Heights! This 50' x 115' inner city lot in one of Calgary's most desirable neighborhoods, Winston Heights, offers incredible potential. Zoned R-CG, this property provides the perfect canvas for a redevelopment project, including the possibility to build a 4-plex with 4 legal secondary suites, or you can hold as a solid cash-flowing asset. Currently, the property features a 2-bedroom main floor unit and a 2-bedroom illegal basement suite with its own separate entrance, offering great rental income potential. The property could generate over \$3,500 per month in rental income, making it an ideal choice for investors. The location is unbeatable - just minutes to downtown and Deerfoot Trail, half a block from major bus routes to SAIT and the University of Calgary, and directly across from Georges P. Vanier School. Enjoy easy access to nearby parks, the Winston Golf Course and local shopping, making this property perfect for families and tenants alike. Whether you're looking to redevelop or hold for steady rental income, this is an opportunity you won't want to miss. (id:6769)

Recreational, Games room 10.50 Ft x 10.83 Ft

Kitchen 12.50 Ft x 8.83 Ft

Bedroom 10.50 Ft x 9.58 Ft

Bedroom 11.08 Ft x 10.58 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Storage 4.33 Ft x 5.08 Ft

Storage 3.67 Ft x 4.25 Ft

Furnace 10.92 Ft x 12.50 Ft

Living room 11.17 Ft x 15.08 Ft

Kitchen 11.67 Ft x 12.67 Ft

Primary Bedroom 11.17 Ft x 10.83 Ft

Bedroom 11.58 Ft x 10.58 Ft

4pc Bathroom 8.25 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

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(CENTRAL)**

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