



## 509511 34 Avenue Calgary Alberta

\$1,390,000

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 fro...

3pc Bathroom 6.92 Ft x 7.58 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Bedroom 16.08 Ft x 11.58 Ft

Kitchen 10.50 Ft x 18.25 Ft

Bedroom 14.25 Ft x 14.75 Ft

4pc Bathroom 6.75 Ft x 7.92 Ft

4pc Bathroom 4.92 Ft x 7.58 Ft

Bedroom 8.50 Ft x 11.83 Ft

Dining room 8.42 Ft x 9.83 Ft

Kitchen 10.42 Ft x 14.08 Ft

Living room 15.25 Ft x 13.25 Ft

Primary Bedroom 10.17 Ft x 11.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Bedroom 7.00 Ft x 11.92 Ft

Bedroom 10.83 Ft x 13.00 Ft

Kitchen 6.50 Ft x 10.08 Ft

Recreational, Games room 14.50 Ft x 17.25 Ft

4pc Bathroom 4.92 Ft x 7.58 Ft

Bedroom 8.67 Ft x 11.83 Ft

Dining room 8.42 Ft x 9.67 Ft