



## 516 32 Avenue Calgary Alberta

\$689,900

R-CG zoning - 50' x 115' inner city lot in one of the most desirable neighbourhoods, Winston Heights.

POTENTIAL FOR redevelopment of 4-PLEX with 4 legal secondary suites or hold as a solid cash flowing asset with a 2 bedroom main floor unit and a 2 bedroom illegal basement suite with its own separate entrance.

Great rental property potential to generate over \$3,500 a month. Just minutes to downtown and Deerfoot Trail, half block from major bus routes to SAIT and University of Calgary, across from Georges P. Vanier School and close to the Winston Golf Course, parks and shopping. (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

<http://www.roncarriere.com/>



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