



THE
A-TEAM

**RE/MAX
FIRST**

514 34 Avenue, Calgary T2E 2J9

MLS®#: **A2118978**

Area: **Winston
Heights/Mountview**

Listing Date: **03/31/24**

List Price: **\$1,375,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **5,382 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,252**
Low Sqft:
Ttl Sqft: **3,252**

DOM

49

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **4**
Garage Sz: **800**

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stone,Stucco**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),Kitchen Island,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`10" x 9`10"
Kitchen	Main	17`3" x 8`8"
2pc Bathroom	Main	5`7" x 5`5"
Bedroom - Primary	Upper	10`10" x 9`4"
Bedroom	Upper	10`3" x 8`1"
5pc Ensuite bath	Upper	10`10" x 7`10"
Laundry	Upper	2`11" x 2`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`0" x 6`7"
Dinette	Main	116`6" x 6`5"
Foyer	Main	6`2" x 5`10"
Bedroom	Upper	12`1" x 9`1"
Den	Upper	10`1" x 7`8"
4pc Bathroom	Upper	7`10" x 5`1"
Game Room	Basement	13`8" x 10`3"

Other
4pc Bathroom

Basement
Basement

10`7" x 9`8"
6`11" x 4`11"

Bedroom

Basement

13`8" x 10`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5942AD

Zoning:
R-C2

Remarks

Pub Rmks:

INVESTORS' ALERT: Full SxS duplex, situated at Winston Heights. Unit 516 was 98% finished with 3+1 bedrooms, 3 and a half baths, a professionally completed basement with a huge gaming room, wet bar, 4 pcs full bath and big bedroom. 514 was about 80-85% finished, it needs new flooring, painting, cabinet, vanities etc.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









