



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**509 & 511 34 Avenue, Calgary T2E2K1**

MLS®#: **A2161025**

Area: **Winston  
Heights/Mountview**

Listing **08/28/24**

List Price: **\$1,390,000**

Status: **Active**

County: **Calgary**

Date:  
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Full Duplex**  
City/Town: **Calgary**  
Year Built: **1964**

Finished Floor Area

Abv Sqft: **1,791**

Low Sqft:

Ttl Sqft: **1,791**

Lot Information

Lot Sz Ar: **7,653 sqft**

Lot Shape:

DOM

**21**

Layout

Beds: **8 (4 4 )**

Baths: **5.0 (5 0)**

Style: **Bungalow,Side by  
Side**

Parking

Ttl Park: **6**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Cul-De-Sac**

**Additional Parking,Oversized,Single Garage Detached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Brick,Vinyl Siding**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 9`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 13`3"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`11" x 7`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`1" x 11`7"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>8`6" x 11`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 14`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`2" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`10" x 4`10"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`6" x 18`3"</b>

<b>Bedroom</b>	<b>Basement</b>	14`3" x 14`9"	<b>4pc Bathroom</b>	<b>Main</b>	4`11" x 7`7"
<b>Bedroom</b>	<b>Main</b>	8`8" x 11`10"	<b>Dining Room</b>	<b>Main</b>	8`5" x 9`8"
<b>Kitchen</b>	<b>Main</b>	10`4" x 14`1"	<b>Living Room</b>	<b>Main</b>	15`3" x 13`3"
<b>Bedroom - Primary</b>	<b>Main</b>	10`2" x 11`10"	<b>4pc Bathroom</b>	<b>Basement</b>	6`9" x 7`11"
<b>Bedroom</b>	<b>Basement</b>	7`0" x 11`11"	<b>Bedroom</b>	<b>Basement</b>	10`10" x 13`0"
<b>Kitchen</b>	<b>Basement</b>	6`6" x 10`1"	<b>Game Room</b>	<b>Basement</b>	14`6" x 17`3"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C2**  
 Legal Desc: **9812462**

Remarks

Pub Rmks: **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 from downtown Calgary, it provides convenient city access while maintaining a tranquil residential vibe. It's within a 10-minute radius of top educational institutions like SAIT and only 12-15 minutes from the University of Calgary. Major roadways, including 16th Avenue NE and Deerfoot Trail, ensure quick commutes across the city, and it's only 15-17 minutes from Alberta Children's Hospital and Foothills Hospital. This strategic location makes the property highly desirable for potential tenants.**

Inclusions: **Total 4 Refrigerators, 4 Stoves, 4 Dishwashers, 4 Hoodfans, 4 Washer & 4 Dryers**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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