



THE
A-TEAM

**RE/MAX
FIRST**

516 34 Avenue, Calgary T2E2J9

MLS® #: **A2179603**

Area: **Winston Heights/Mountview**

Listing Date: **11/23/24**

List Price: **\$768,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2024**

Lot Information
Lot Sz Ar: **2,691 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,613**
Low Sqft:
Ttl Sqft: **1,613**

Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot Double Garage Detached

DOM

60
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Stucco**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`2" x 12`9"	Dining Room	Main	8`0" x 11`9"
2pc Bathroom	Main	5`7" x 5`5"	Living Room	Main	10`5" x 10`0"
Foyer	Main	5`9" x 5`7"	Bedroom	Second	10`3" x 8`0"
Den	Second	9`10" x 8`0"	5pc Ensuite bath	Second	10`10" x 7`10"
4pc Bathroom	Second	7`6" x 5`2"	Laundry	Second	2`11" x 2`11"

Walk-In Closet
Eat in Kitchen
Bedroom
4pc Bathroom
Bonus Room

Second
Main
Second
Basement
Basement

7`9" x 7`9"
11`2" x 6`5"
12`1" x 9`3"
6`8" x 4`11"
6`9" x 5`4"

Hobby Room
Bedroom - Primary
Game Room
Bedroom

Second
Second
Basement
Basement

4`9" x 2`6"
10`10" x 9`4"
20`9" x 11`1"
17`0" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5942AD

Zoning:
R-C2

Remarks

Pub Rmks:

Rare Opportunity! This brand new home in Winston Heights is an excellent choice whether you're looking to buy, invest, or use for yourself. It features 4 bedrooms, 3.5 bathrooms, and a detached double car garage. Enjoy the option to customize the kitchen island and take advantage of the separate entrance to the fully finished basement. The living room boasts 9 ft ceilings and large windows for natural light. Both the main and upper floors are finished with new hardwood flooring. The modern, open-concept kitchen is perfect for entertaining, and a half bathroom completes the main floor. The primary bedroom includes a walk-in closet and a 5-piece ensuite with dual vanity, quartz counters, soaker tub, and shower. The second and third bedrooms are bright, and there's space for a stacked washer and dryer on the upper floor. The finished basement offers a spacious rec room with a wet bar and bar fridge, a large fourth bedroom, and a 4-piece bathroom with quartz counters and a soaker tub. Outside, enjoy your low-maintenance yard and easy access to the detached double car garage. This home is ideal for personal use with its modern amenities and convenient location. It's also a smart investment opportunity given the high demand in the prestigious Winston Heights area.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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









