

# \$609,900 - 516 32 Avenue Ne, Calgary

MLS® #A2255408

**\$609,900**

4 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to this great condition move in ready bungalow with a **NEW ROOF REPLACED IN 2025**, 2 bedrooms on main floor and a 2 bedroom illegal basement suite with separate entrance in one of Calgary's most desirable inner city neighborhoods, Winston Heights. Perfect for first time buyers. Also, **PRIME REDEVELOPMENT** or investment opportunity on 50' x 115' lot zoned R-CG providing the perfect canvas for a redevelopment project including the possibility to build a 4-plex with 4 legal secondary suites eligible for the sought after CMHC MLI SELECT program, or you can hold as a solid cash flowing asset offering great rental income with potential of generating over \$3,500 per month in rental income, making it an ideal choice for investors. The location is unbeatable – just **MINUTES TO DOWNTOWN** and Deerfoot Trail, half a block from major bus routes to SAIT and University of Calgary, and directly across from Georges P. Vanier School. Enjoy easy access to nearby parks, the Winston Golf Course and local shopping, making this property perfect for families and tenants alike. Whether you're looking to redevelop or hold for steady rental income, this is an opportunity you won't want to miss.

Built in 1955

## Essential Information



MLS® #	A2255408
Price	\$609,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	817
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	516 32 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2H2

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 11th, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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