

516 34 Avenue NE
Calgary, Alberta

MLS # A2179603



\$768,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,613 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaper		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

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.