

# \$599,900 - 516 32 Avenue Ne, Calgary

MLS® #A2217216

**\$599,900**

4 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

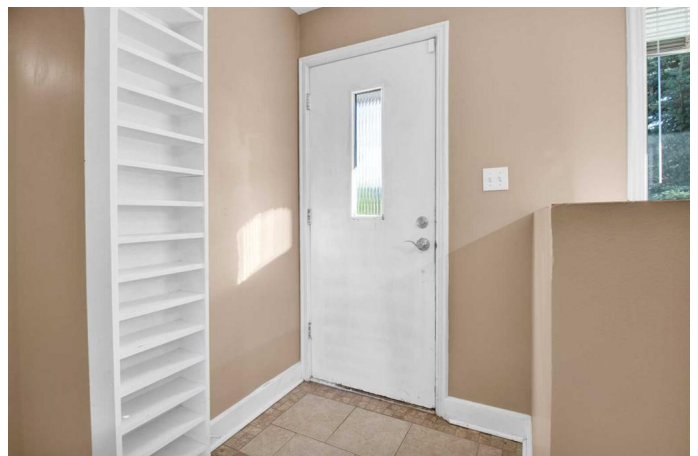
Prime Redevelopment or Investment Opportunity in Winston Heights! This 50' x 115' inner city lot in one of Calgary's most desirable neighborhoods, Winston Heights, offers incredible potential. Zoned R-CG, this property provides the perfect canvas for a redevelopment project, including the possibility to build a 4-plex with 4 legal secondary suites, or you can hold as a solid cash-flowing asset. Currently, the property features a 2-bedroom main floor unit and a 2-bedroom illegal basement suite with its own separate entrance, offering great rental income potential. The property could generate 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 the 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® # A2217216

Price \$599,900



|                |             |
|----------------|-------------|
| 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    | May 2nd, 2025 |
| Days on Market | 59            |
| Zoning         | R-CG          |

## **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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