

# \$760,000 - 631 34 Avenue Ne, Calgary

MLS® #A2210900

**\$760,000**

4 Bedroom, 1.00 Bathroom, 946 sqft

Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

Great Property for Savvy Investors, Builders, or Developers!

An exceptional opportunity awaits in the highly desirable community of Winston Heights. This charming bungalow sits on a sunny south-facing R-CG lot and offers over 1,800 sq ft of developed living space. The existing home features three bedrooms on the main level, an additional bedroom in the fully developed basement, a spacious kitchen, main-floor laundry, and a functional layout with excellent potential. The home is still in good, livable condition and can be rented out to generate income while you prepare for future development. What sets this property apart is that it comes with development plans for an 8-unit building, including four 3-storey upper units and with 4 legal basement suites below. The plans feature an excellent, modern design and also include a detached 4-car garage (single bays). Development permits are on track for approval by May, allowing for a quick turnaround to break ground during the coming warm months. This property may also be potentially suitable for the CMHC MLI Select program, offering additional financing advantages for multi-unit development. Located close to parks, schools, shopping, major roadways, public transit, and steps from a golf course, this property offers the perfect combination of convenience and lifestyle amenities. Ideal for investors, builders, or developers looking for a prime inner-city



project. Do not miss this rare opportunity – contact us today for more information and to schedule a private tour!

Built in 1956

**Essential Information**

MLS® #	A2210900
Price	\$760,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	946
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	631 34 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2K3

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Oversized
# of Garages	2

**Interior**

Interior Features	Dry Bar, French Door, Laminate Counters, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Playground, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	73
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
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