

# \$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 | Laminate Counters, Storage, Dry Bar, French Door                        |
| 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 | 67               |
| Zoning         | R-CG             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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