



**GRASSROOTS**  
REALTY GROUP

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**509,511 34 Avenue NE**  
**Calgary, Alberta**

**MLS # A2235755**



**\$1,475,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,692 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 4 fridges, 4 stoves, 4 microwaves, 4 dishwashers, 4 all-in-one washer dryer

This is the sale of 509, 511 34 AVE NE and the 2 additional Registered Secondary Suites identified as 509B (sticker 15228) and 511B (sticker 15227). There are a total of 4 rental units. Spacious units that were recently upgraded in 2024. Each unit has fridge, stove, microwave, dishwasher and all-in-one washer/dryer. Both of the upper suites have 2 Bedrooms 1 bathroom. The lower suite 509 B has 1 Bedroom and 2 bathrooms. 511B has 2 bedrooms and 1 bathroom. There are 4 furnaces, 2 gas meters and 2 electrical meters. In the back there is a one car garage and a separate storage unit