



GRASSROOTS
REALTY GROUP

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516 32 Avenue NE
Calgary, Alberta

MLS # A2255408



\$599,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	817 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions:	N/A
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Welcome to this great condition move in ready bungalow with a NEW ROOF REPLACED IN 2025, 2 bedrooms on main floor and a 2 bedroom illegal basement suite with separate entrance in one of Calgary's most desirable inner city neighborhoods, Winston Heights. Perfect for first time buyers. Also, PRIME REDEVELOPMENT or investment opportunity on 50' x 115' lot zoned R-CG providing the perfect canvas for a redevelopment project including the possibility to build a 4-plex with 4 legal secondary suites eligible for the sought after CMHC MLI SELECT program, or you can hold as a solid cash flowing asset offering great rental income with potential of generating 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 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.