



514 34 Avenue NE
Calgary, Alberta

MLS # A2118978



\$1,375,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	3,252 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

INVESTORS' ALERT: Full SxS duplex, situated at Winston Heights. Unit 516 was 98% finished with 3+1 bedrooms, 3 and a half baths, a professionally completed basement with a huge gaming room, wet bar, 4 pcs full bath and big bedroom. 514 was about 80-85% finished, it needs new flooring, painting, cabinet, vanities etc.