



**GRASSROOTS**  
REALTY GROUP

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**631 34 Avenue NE**  
**Calgary, Alberta**

**MLS # A2210900**



**\$760,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, French Door, Laminate Counters, Storage		

**Inclusions:** Shed

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 &mdash; contact us today for more information and to schedule a private tour!