

# \$1,475,000 - 509,511 34 Avenue Ne, Calgary

MLS® #A2235755

**\$1,475,000**

0 Bedroom, 0.00 Bathroom, 1,692 sqft

Multi-Family on 0.00 Acres

Winston Heights/Mountview, Calgary, Alberta

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

Built in 1964

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2235755          |
| Price          | \$1,475,000       |
| Bathrooms      | 0.00              |
| Square Footage | 1,692             |
| Acres          | 0.00              |
| Year Built     | 1964              |
| Type           | Multi-Family      |
| Sub-Type       | 4 plex            |
| Style          | Bi-Level, Up/Down |
| Status         | Active            |

## Community Information

Address 509,511 34 Avenue Ne



|             |                           |
|-------------|---------------------------|
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 2K1                   |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
| # of Garages   | 1 |

### Interior

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| # of Stories | 2                       |
| Has Basement | Yes                     |
| Basement     | Full                    |

### Exterior

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 73             |
| Zoning         | R-CG           |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Michael Fleming Realty Corp. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.