

509,511 34 Avenue NE
Calgary, Alberta
MLS # A2235755

\$1,475,000

Division:	Winston Heights/Mountview		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,692 sq.ft.	Age:	1964 (61 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: R-CG

Utilities: -

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