

# \$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	52
Zoning	R-CG

### **Listing Details**

Listing Office	Michael Fleming Realty Corp.
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