



616 34 Avenue NE
Calgary, Alberta

MLS # A2313617



\$699,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Smoking Home		

Inclusions: 2 Refrigerator, 2 Electric Stove

PRIME INVESTMENT OPPORTUNITY with LEGAL BASEMENT SUITE. This well-maintained bungalow offers strong income potential and flexibility for investors or homeowners. The MAIN FLOOR is currently rented for \$1,750/MONTH, while the LEGAL BASEMENT SUITE has been successfully used as an AIRBNB. Situated on a large 5,768 SQ.FT. RCG ZONED LOT, this property also offers excellent FUTURE REDEVELOPMENT POTENTIAL. The home features approximately 939.58 SQ.FT. ABOVE GRADE with SEPARATE LIVING SPACES, UPDATED MECHANICALS, RENOVATED INTERIORS, and excellent functionality throughout. MAIN FLOOR includes a SPACIOUS KITCHEN, LARGE LIVING AREA, and 3 BEDROOMS. The FULLY DEVELOPED LEGAL BASEMENT SUITE offers additional living space with PRIVATE ACCESS, making it ideal for SHORT-TERM or LONG-TERM RENTAL INCOME. Conveniently located close to DOWNTOWN, TRANSIT, DEERFOOT TRAIL, SCHOOLS, PARKS, SHOPPING, and WINSTON GOLF CLUB. Great opportunity for CASH FLOW, MORTGAGE HELPER POTENTIAL, or FUTURE REDEVELOPMENT.