



GRASSROOTS
REALTY GROUP

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616 34 Avenue NE
Calgary, Alberta

MLS # A2347696



\$649,900

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
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Built-in Features, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RC-2
Utilities:	-

Inclusions: 2 Refrigerator, 2 Electric Stove

PRIME INVESTMENT OPPORTUNITY with a LEGAL BASEMENT SUITE! This well-maintained bungalow offers strong income potential and flexibility for investors or homeowners alike. The LEGAL BASEMENT SUITE has been successfully operated as a short-term rental. Situated on a generous 5,758 SQ. FT. R-C2 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, and RENOVATED INTERIORS throughout. The main floor includes a SPACIOUS KITCHEN with a breakfast bar, a large living area, 3 bedrooms and a 4-piece bathroom, SEPARATE LAUNDRY. The FULLY DEVELOPED LEGAL BASEMENT SUITE below offers its own PRIVATE ACCESS, kitchen, recreation room, 1 BEDROOM and a 3-PIECE BATHROOM, with laundry in the basement — ideal for short-term or long-term rental income. Outside, enjoy a patio, partially fenced back yard, back lane access, a SINGLE DETACHED GARAGE and a carport. Conveniently located close to downtown, transit, Deerfoot Trail, schools, parks, shopping, and Winston Golf Club, this property is a fantastic opportunity for CASH FLOW, a MORTGAGE HELPER, or future redevelopment.