\$669,900 - 516 32 Avenue Ne, Calgary

MLS® #A2217216

\$669,900

4 Bedroom, 2.00 Bathroom, 817 sqft Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

Prime Redevelopment or Investment Opportunity in Winston Heights! This 50' x 115' inner city lot in one of Calgary's most desirable neighborhoods, Winston Heights, offers incredible potential. Zoned R-CG, this property provides the perfect canvas for a redevelopment project, including the possibility to build a 4-plex with 4 legal secondary suites, or you can hold as a solid cash-flowing asset. Currently, the property features a 2-bedroom main floor unit and a 2-bedroom illegal basement suite with its own separate entrance, offering great rental income potential. The property could generate over \$3,500 per month in rental income, making it an ideal choice for investors. The location is unbeatable â€" just minutes to downtown and Deerfoot Trail, half a block from major bus routes to SAIT and the University of Calgary, and directly across from Georges P. Vanier School. Enjoy easy access to nearby parks, the Winston Golf Course and local shopping, making this property perfect for families and tenants alike. Whether you're looking to redevelop or hold for steady rental income, this is an opportunity you won't want to miss.







Built in 1955

Essential Information

MLS® # A2217216 Price \$669,900 Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 817

Acres 0.13

Year Built 1955

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 516 32 Avenue Ne

Subdivision Winston Heights/Mountview

City Calgary

County Calgary
Province Alberta

Postal Code T2E 2H2

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features None

Lot Description Back Lane, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025

Days on Market

R-CG

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Zoning

Listing Details

Listing Office RE/MAX Landan Real Estate

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