

# \$629,000 - 514 34 Avenue Ne, Calgary

MLS® #A2225743

## \$629,000

4 Bedroom, 4.00 Bathroom, 1,639 sqft

Residential on 0.06 Acres

Winston Heights/Mountview, Calgary, Alberta

Stunning Modern Family Home in Coveted Winston Heights

Presenting a \*\*brand-new, impeccably crafted two-story residence in the highly desirable inner-city community of Winston Heights. This south-facing gem boasts 4 bedrooms, 3 full bathrooms, and a heated double attached garage, perfectly blending modern luxury with family functionality.

Main Level Features:

Spacious Open-Concept Design: 9-foot ceilings throughout create an airy, grand atmosphere.

Premium Finishes: Gleaming hardwood floors flow seamlessly, complemented by durable tile flooring in high-traffic areas.

Exceptional Brightness:\*\* Expansive south-facing windows flood the living space with abundant natural light.

Gourmet Kitchen: Features high-end custom cabinetry, elegant quartz countertops, and top-of-the-line appliances. Opens effortlessly to the living and dining areas.

Seamless Indoor/Outdoor Living. The dining area includes direct access to the private backyard through a convenient patio door.

Powder Room:, A convenient half-bath for guests.. Upper Level Sanctuary:

Three Bedrooms:, Including a luxurious primary suite.

Primary Retreat: Features a spa-like 5-piece ensuite bathroom and a generous walk-in closet.

Versatile Bonus Space: A dedicated den/office provides flexibility for work or study.



Refined Finishes: Hardwood flooring throughout the bedrooms, complemented by stylish tile in the bathrooms.

Fully Developed Basement Professional Entertainment Space: Features a stylish wet bar and a large rec room perfect for a home theatre or games area. Private

Accommodation: Includes a spacious bedroom and a full 3-piece or 4-piece bathroom.

SELLER CAN CHANGE A SEPARATE ENTRY and a suited basement with extra cost: This ensures privacy and functionality for potential rental income (confirm legal suite status).

Key Value Drivers:

Heated Double Attached Garage: Protects vehicles and provides storage.

Prime Inner-City Location: Enjoy the unparalleled convenience of Winston Heights â€” minutes from downtown, major routes, parks (Nose Creek Pathway, Bow River), and vibrant neighboring districts (Renfrew, Bridgeland).

Move-In Ready Perfection: Everything is brand new, requiring zero work.

Investment Potential & Long-Term Value: This high-quality, modern home in a sought-after, established community offers significant potential for appreciation and enduring value. Its functional layout, premium finishes, and income suite capability make it an excellent asset for both comfortable owner-occupancy and financial return.

Experience modern luxury living in one of Calgary's most convenient and charming inner-city neighborhoods. This Winston Heights masterpiece is designed for discerning buyers seeking quality location and long term value

Built in 2015

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2225743               |
| Price          | \$629,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,639                  |
| Acres          | 0.06                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 514 34 Avenue Ne          |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 2J9                   |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |  |
|-----------------|--|
| Lot Description | Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof            | Asphalt Shingle  |
| Construction    | Stone, Stucco, Wood Frame                              |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 19             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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