# 516 34 Avenue NE

Calgary | Active | MLS® A2357552

**$699,000**






| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **3** | **2015** | **1,586.64 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Royal LePage Blue Sky

# A closer look

Inner City - Winston Heights, a half-duplex, features a living room with 9 ft ceilings and large windows for natural light. Modern, open-concept kitchen - perfect for entertaining, with the option to customize the kitchen island. A half bathroom completes the main floor. Vinyl plank flooring on both main and upper floors. Primary bedroom with walk-in closet and 5-piece ensuite - dual vanity, quartz counters, soaker tub, and shower; second and third bedrooms facing south. Space for a stacked washer and dryer on the upper floor. Fully finished legal suite basement, with kitchen, eating area and a large bedroom; 4-piece bathroom with quartz counters and soaker tub. Separate entrance to the basement.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2357552 |
| **Bedrooms** | 4 |
| **Bathrooms** | 3 |
| **Year Built** | 2015 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 1 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Side by Side |
| **Total Living Area:** | 1,586.64 sq. ft. |
| **Main Level Finished Area:** | 762.66 sq. ft. |
| **Upper Level Finished Area:** | 823.98 sq. ft. |
| **Below Grade Finished Area:** | 601.07 sq. ft. |
| **Lot Area:** | 2,647 sq. ft. |

| | |
|---|---|
| **Lot Frontage:** | 23'5" |
| **Front Exposure:** | South |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2015 (Age: 11) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 2412062 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | Yes |
| **Construction Material:** | Stone, Stucco, Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Tile, Vinyl |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |

| | |
|---|---|
| **Garage Spaces:** | 447 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Upper Level |
| **City Quadrant:** | Northeast |
| **Community:** | Winston Heights/Mountview |
| **Appliances:** | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| **Inclusions:** | DISHWASHER, fridge, range hood, |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 22'3" × 11'1" · |
| **Main Floor** | Kitchen · 12'10" × 11'3" · |
| **Main Floor** | Dining Room · 11'3" × 6'6" · |
| **2nd Floor** | Bedroom - Primary · 15'7" × 9'5" · |
| **2nd Floor** | Bedroom · 14'8" × 8' · |
| **2nd Floor** | Bedroom · 12'2" × 9'4" · |
| **2nd Floor** | Laundry · 3' × 2'11" · |
| **Basement** | Bedroom · 13'8" × 10'1" · |
| **Basement** | Living/Dining Room Combination · 20'9" × 11'1" · |
| **Basement** | Kitchen · 6'10" × 6'3" · |
| **Basement** | Storage · 12'4" × 4'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Schools Nearby, Street Lights |
| **Interior Features:** | Kitchen Island, Pantry, See Remarks |
| **Exterior Features:** | Other |

| | |
|---|---|
| **Patio And Porch Features:** | Patio |
| **Lot Features:** | Cleared, Landscaped, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | R-C2 |
| **Listed Date:** | Nov 09, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/516-34-avenue-ne-calgary-a2357552/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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