616 34 Avenue NE

Calgary | Active | MLS® A2347696

$649,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1956**	**939.58 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by PropZap Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347696
Bedrooms	4
Bathrooms	2
Year Built	1956
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	939.58 sq. ft.
Below Grade Finished Area:	868.7 sq. ft.

Acreage:	No
Lot Area:	5,758 sq. ft.
Lot Frontage:	49'11"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	1956 (Age: 70)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5942AD
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes

Garage Spaces:	2
Parking:	Carport, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Common Area, In Basement
City Quadrant:	Northeast
Community:	Winston Heights/Mountview
Appliances:	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Inclusions:	2 Refrigerator, 2 Electric Stove
Restrictions:	Restrictive Covenant-Building Design/Size
Main Floor	Living Room · 17'11" × 11'5" ·
Main Floor	Bedroom · 12' × 7'8" ·
Main Floor	Bedroom - Primary · 11'6" × 10'11" ·
Main Floor	Kitchen · 16'7" × 11'8" ·
Main Floor	Bedroom · 11'5" × 8' ·
Basement	Furnace/Utility Room · 14'11" × 10'4" ·
Basement	Game Room · 28' × 11'11" ·
Basement	Kitchen · 10'11" × 9'3" ·
Basement	Bedroom · 16'10" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby
Interior Features:	Breakfast Bar, Built-in Features, No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Lawn, Rectangular Lot
Num. of Parcels:	0

Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	RC-2
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/616-34-avenue-ne-calgary-a2347696/

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