

# \$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 – 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	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Built-in Features
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
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Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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