

\$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.

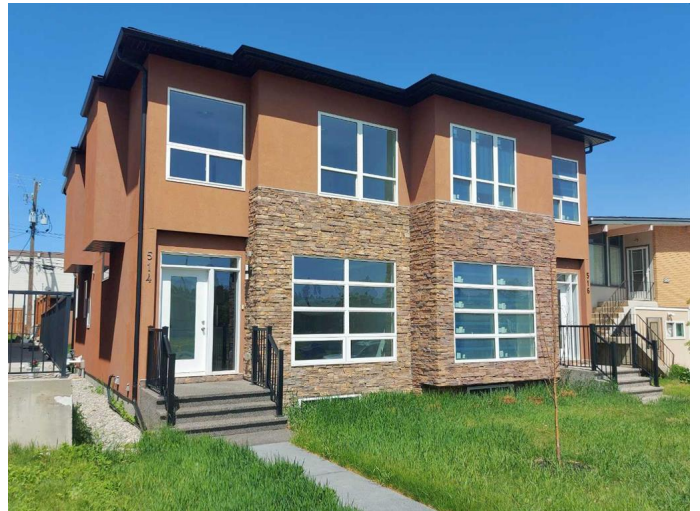
Seamless Indoor/Outdoor Living. The dining area includes direct access to the private backyard through a convenient patio door.

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	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	15
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.