



516 32 Avenue NE, Calgary, Alberta - \$609,900



Main Photo

Property Description

Welcome to this great condition move in ready bungalow with a NEW ROOF REPLACED IN 2025, 2 bedrooms on main floor and a 2 bedroom illegal basement suite with separate entrance in one of Calgary's most desirable inner city neighborhoods, Winston Heights. Perfect for first time buyers. Also, PRIME REDEVELOPMENT or investment opportunity on 50' x 115' lot zoned R-CG providing the perfect canvas for a redevelopment project including the possibility to build a 4-plex with 4 legal secondary suites eligible for the sought after CMHC MLI SELECT program, or you can hold as a solid cash flowing asset offering great rental income with potential of generating over \$3,500 per month in rental income, making it an ideal choice for investors. The location is unbeatable - just MINUTES TO DOWNTOWN and Deerfoot Trail, half a block from major bus routes to SAIT and University of Calgary, and directly across from Georges P. Vanier School. Enjoy easy access to nearby parks, the Winston Golf Course and local shopping, making this property perfect for families and tenants alike. Whether you're looking to redevelop or hold for steady



rental income, this is an opportunity you won't want to miss.

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