



## 515 33 Avenue NE, Calgary, Alberta - \$608,899



Main Photo

### Property Description

Welcome to 515 33 Avenue NE, Calgary – an incredible investment opportunity in the highly desirable community of Winston Heights/Mountview.

This charming 1955 bungalow sits on a 50' x 115' (5,780 sq. ft.) RC-2 zoned lot, offering exceptional redevelopment potential in one of Calgary's most sought-after inner-city neighbourhoods.

The home features a functional layout with 4 bedrooms (2 on the main level and 2 in the basement) and 1 full bath, with recently renovated finishings that make it perfectly livable while you plan your future build. The main floor offers a bright living room, a spacious eat-in kitchen, and comfortable bedrooms, while the basement includes additional bedrooms and a large recreation space.



The property also provides off-street parking with a rear lane, a partially fenced yard, and plenty of space for future development.

Located in Winston Heights/Mountview, you'll enjoy close proximity to schools, playgrounds, shopping, restaurants, golf courses, and easy access to major routes for a quick commute to downtown Calgary.

Whether you are looking to hold as an investment, renovate further, or build your dream home, this property presents a rare opportunity in a prime location.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Century 21 Bravo Realty*



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