

# \$608,899 - 515 33 Avenue Ne, Calgary

MLS® #A2257203

**\$608,899**

4 Bedroom, 1.00 Bathroom, 827 sqft

Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

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.

Built in 1955

**Essential Information**

MLS® #	A2257203
Price	\$608,899
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	827
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	515 33 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2J2

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, Unpaved

**Interior**

Interior Features	Wood Counters
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Lawn, Sloped Up
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 15th, 2025
Zoning	R-CG

**Listing Details**

Listing Office	Century 21 Bravo Realty
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