# \$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'II 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

Days on Market 47

Zoning R-CG

## **Listing Details**

Listing Office Century 21 Bravo Realty

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