

# \$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 |
| Days on Market | 36                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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