

1122 34 Street SE
Calgary, Alberta

MLS # A2179236



\$519,999

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	667 sq.ft.	Age:	1953 (71 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cleared, Few Trees, Garden		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Metal
Basement:	Full, Partially Finished
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to a prime development opportunity in the sought-after Albert Park/Radisson Heights neighborhood! This 50' x 130' R-CG zoned lot offers incredible potential for investors and builders alike. With no power poles to interfere, this flat, generously-sized lot is perfectly suited for a new build or multi-family development in one of Calgary's rapidly evolving areas. The property features an existing house that requires some work, but with some touch ups it could act as an income-generating rental while finalizing development plans. Situated in a convenient location close to schools, parks, shopping, and transit, this property will appeal to families, young professionals, and investors aiming to maximize its potential.