

201 34 Avenue NE
Calgary, Alberta

MLS # A2186770



\$625,999

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	755 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 201 34 Ave NE, an ideal corner lot in the sought-after neighborhood of Highland Park. This 49 ft x 115 ft parcel offers a generous 5,597 sq ft lot size, making it perfect for future development. The existing 755 sq ft bungalow features 2 bedrooms upstairs, 1 bedroom downstairs, and a single detached garage. While the home is very livable, the true value lies in the land, presenting a fantastic opportunity for investors or developers looking to capitalize on this prime location. Whether you're seeking to renovate, rent out, or build your dream home, this property offers endless potential. Don't miss this rare chance to secure a corner lot in one of Calgary's up-and-coming communities!