

1122 34 Street SE
Calgary, Alberta

MLS # A2206600



\$445,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	691 sq.ft.	Age:	1953 (72 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cleared, Few Trees		

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

Attention developers and investors! This 50' x 130' R-CG zoned lot offers exceptional potential for a high-density residential project in one of Calgary's sought-after inner-city neighborhoods. With zoning in place to accommodate up to MULTI UNIT, this property is a rare find for those looking to capitalise on Calgary's growing demand for multi-family housing. Currently, the lot features a small home and a double detached garage, providing holding income while you plan your project. Whether you envision modern townhomes, stylish row housing, or a mix of residential options, this site is perfectly positioned for a lucrative development. Key Highlights: ? 50' x 130' R-CG Zoned Lot – Ready for multi-unit development ? Potential for up to MULTIPLE UNITS (as per zoning regulations) ? Prime location – Close to transit, parks, schools, and amenities ? Existing home + garage – Ideal for short-term rental or interim use ? Strong market demand for affordable, well-located housing options Opportunities like this don't come often—act now to secure this strategic investment property before it's gone!