



THE A-TEAM

RE/MAX FIRST

1322 34 Street, Calgary T2A 0Z9

MLS@#: A2181011 Area: Albert Park/Radisson Heights Listing Date: 11/29/24 List Price: \$549,999
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Calgary
City/Town: Calgary
Year Built: 1957
Lot Information
Lot Sz Ar: 6,500 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,035
Low Sqft:
Ttl Sqft: 1,035

DOM 22
Layout
Beds: 4 (3 1)
Baths: 2.0 (2 0)
Style: Bungalow
Parking
Ttl Park: 3
Garage Sz: 3

Access:
Lot Feat: Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Rectangular Lot
Park Feat: Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, Triple Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Central
Sewer:
Ext Feat: Private Entrance, Private Yard

Construction: Stucco
Flooring: Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Electric Stove, Refrigerator, Washer/Dryer
Int Feat: Separate Entrance
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Living Room, Laundry, and another Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Kitchen, Dining Room, and another Bedroom.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4735GD

Zoning:
R-CG

Remarks

Pub Rmks:

****Back on Market** This beautifully bungalow with lots of potential offers over 2,000 sq. ft. of total living space on a huge 50x130 lot, making it an incredible opportunity for homeowners, investors, or developers. The home features 4 bedrooms, 2 bathrooms, and an illegal basement suite with a private entrance. Perfect for generating rental income or accommodating extended family. Enjoy the expansive front and back yards, along with a massive oversized 3-car detached garage, offering ample storage and additional rental potential. Recently professionally cleaned and painted, this property is move-in ready and full of opportunity. Nestled in the heart of Radisson Heights, this location provides unobstructed views of the park in front of the home. With easy access to shopping, major roads, and schools, the community offers the perfect blend of convenience and open space. Just a short distance from downtown Calgary, this property is ideal for investors seeking cash flow, redevelopment opportunities, or first-time buyers looking to offset costs by renting out the basement or garage. Don't miss out on this versatile and value-packed home!**

Inclusions:
Property Listed By:

N/A
Comox Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











