



THE A-TEAM

RE/MAX FIRST

201 34 Avenue, Calgary T2E 2J6

MLS® #: A2186770 Area: Highland Park Listing Date: 01/10/25 List Price: \$625,999
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1952
Finished Floor Area: 755
Lot Information: Lot Sz Ar: 5,597 sqft, Ttl Sqft: 755

DOM

12
Layout: 3 (2 1)
Baths: 1.5 (1 1)
Style: Bungalow

Parking

Ttl Park: 1
Garage Sz: 1

Access:
Lot Feat: Corner Lot
Park Feat: Single Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Stucco
Flooring: Hardwood, Laminate, Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dryer, Refrigerator, Stove(s), Washer
Int Feat: See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom, 4pc Bathroom, and Den.

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

Legal Desc:

**5942AD**

**R-CG**

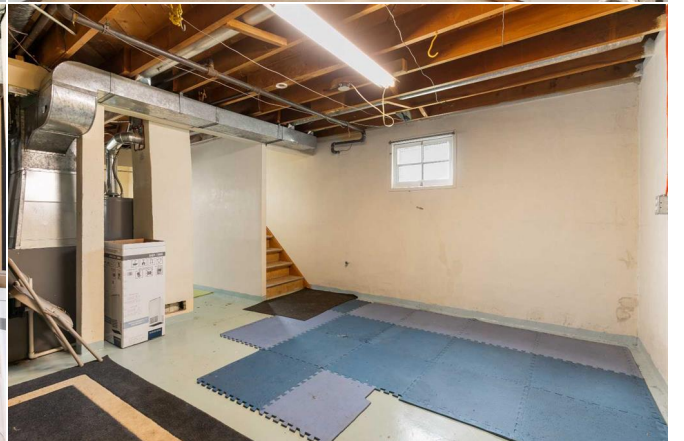
Remarks

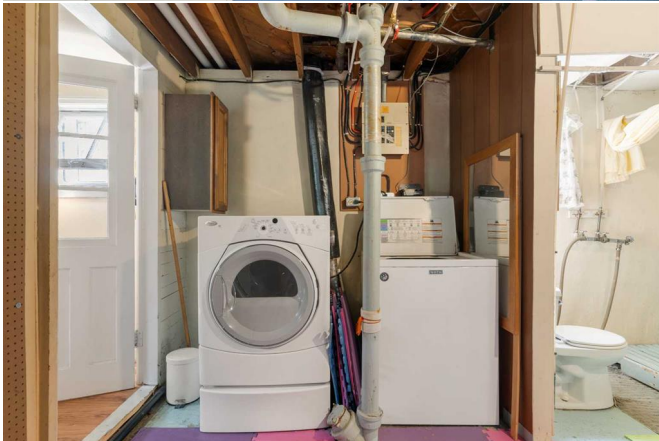
Pub Rmks: **Welcome to 201 34 Ave NE, an ideal corner lot in the sought-after neighborhood of Highland Park. This 49 ft x 115 ft parcel offers a generous 5,597 sq ft lot size, making it perfect for future development. The existing 755 sq ft bungalow features 2 bedrooms upstairs, 1 bedroom downstairs, 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!**

Inclusions: **N/A**  
Property Listed By: **Hope Street Real Estate Corp.**

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











201 34 Ave NE, Calgary, AB  
Main Floor Exterior Area 755.53 sq ft



0 2 4 ft

PREPARED: 2024/09/04



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

201 34 Ave NE, Calgary, AB

Basement (Below Grade) Exterior Area 697.16 sq ft



0 2 4 ft

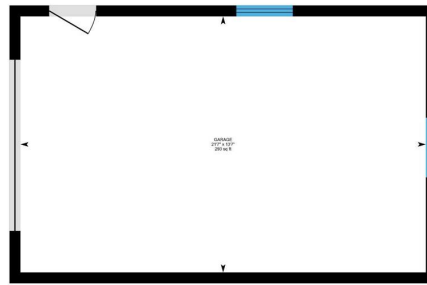
PREPARED: 2024/09/04



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Garage Excluded Area 292.09 sq ft



0 2 4 ft

PREPARED: 2024/09/04



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