\$445,000 - 1122 34 Street Se, Calgary

MLS® #A2206600

\$445,000

1 Bedroom, 1.00 Bathroom, 691 sqft Residential on 0.15 Acres

Albert Park/Radisson Heights, Calgary, Alberta

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.

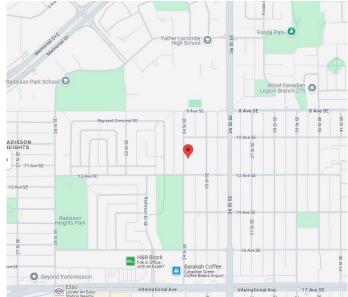
Currently, the lot features a small home and a double detached garage, providing holding income while you plan your project. Whether you envision modern townhomes, stylish row housing, or a mix of residential options, this site is perfectly positioned for a lucrative development.

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 â€" 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 oftenâ€"act now to secure this strategic investment property before it's gone!





Essential Information

MLS® # A2206600 Price \$445,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 691

Acres 0.15

Year Built 1953

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

Community Information

Address 1122 34 Street Se

Subdivision Albert Park/Radisson Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2A 0Z8

Amenities

Parking Spaces 3

Parking Double Garage Detached

of Garages 2

Interior

Interior Features See Remarks

Appliances Refrigerator, Stove(s)
Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Other

Lot Description Back Yard, Few Trees, Cleared

Roof Metal

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 4

Zoning R-CG

Listing Details

Listing Office Comox Realty

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