

\$699,000 - 1804 34 Street Se, Calgary

MLS® #A2105493

\$699,000

1 Bedroom, 2.00 Bathroom, 1,230 sqft
Residential on 0.14 Acres

Southview, Calgary, Alberta

Seize the chance to own a versatile property at the heart of bustling urban growth. Presenting an exceptional offering: a former single-family bungalow, now zoned for commercial use (C-COR1 FAR:2.5 Max Height: 16M), set on a generous 50 ft by 120 ft lot totaling 5,995 SF, with potential for a gross development of up to 14,988 SF. This property is a developer's dream, boasting three-sided lane access that is ideal for future construction. Envision a 4-storey multi-family mixed-use building, complete with 16 covered surface parking stalls (no need for expensive underground parkade), 18 modern apartment units, and 2 high-traffic retail spaces, capitalizing on the area's growth and demand with superb revenue potential.

Located mere steps from the vibrant and recent revitalized International 17 Ave and BRT (Bus Rapid Transit) MAX Purple system, this property is at the epicenter of convenience. With proximity to Co-op, Hong Kong Food supermarket, a variety of restaurants, and retail shops, everything one might need within a short walking distance and few minutes drive or bus to Downtown.

This is not just a building; it's a canvas for your vision in a hot multi-family property market. With no caveats or restrictions on the title, it's an unbridled opportunity to craft a development that defines the neighborhood. The existing 1,234 SF building, accompanied by an oversized double detached garage, offers immediate use potential for retail,



professional offices, or a community-focused religious/church space, while you plan for future development.

Offered at land value, this property is an unparalleled investment for those looking to build in a prime location. Act now and be at the forefront of the area's transformation into a thriving commercial and residential hub.

Built in 1953

Essential Information

MLS® #	A2105493
Price	\$699,000
Sold Price	\$670,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,230
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1804 34 Street Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0W4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 18th, 2024
Days on Market	31
Zoning	C-COR1 f2.5h16
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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