

\$2,299,000 - 9110 34 Avenue Se, Calgary

MLS® #A2127148

\$2,299,000

6 Bedroom, 5.00 Bathroom, 2,034 sqft

Residential on 9.20 Acres

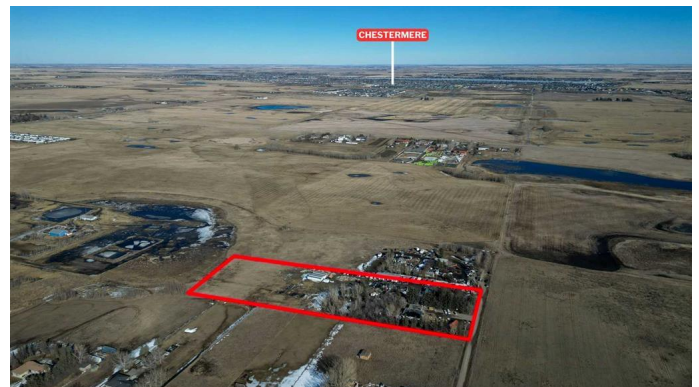
NONE, Calgary, Alberta

AMAZING OPPORTUNITY FOR INVESTORS OR DEVELOPERS! LARGE 9.2 ACRE PARCEL WITHIN CALGARY CITY LIMITS WITH DC ZONING (ZONING FOR FUTURE URBAN DEVELOPMENT) - PERFECT FOR DEVELOPMENT! The city of Calgary is quickly expanding and the city has approved for both rezoning and subdivision in this area. In addition to that, this parcel is located within minutes of the BELVEDERE AREA STRUCTURE PLAN and has easy access to East Hills Shopping Centre, Stoney Trail SE and 17 Ave SE! For the right investors, HOLDING THE PROPERTY SHOULD NOT BE AN ISSUE as the parcel offers a bungalow with over 3,900 SQ FT of Living Space with 6 Bedrooms, 4.5 Baths, Illegal Basement Suite, & HUGE 5 BAY HEATED SHOP - MULTIPLE MORTGAGE HELPERS! With the internal migration of Canadians moving to Calgary, tagged along with the city's plan for expansion for housing/commercial development makes this a solid property for investors!

Built in 1961

Essential Information

MLS® #	A2127148
Price	\$2,299,000
Sold Price	\$1,940,000
Bedrooms	6
Bathrooms	5.00



Full Baths	4
Half Baths	1
Square Footage	2,034
Acres	9.20
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	9110 34 Avenue Se
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1X 0L5

Amenities

Parking	Double Garage Detached, Quad or More Attached, RV Access/Parking
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Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Many Trees, Paved, Rectangular Lot
Roof	Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2024
Date Sold	May 9th, 2024

Days on Market	10
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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