

\$925,000 - 520 34a Street Nw, Calgary

MLS® #A2133183

\$925,000

5 Bedroom, 2.00 Bathroom, 1,016 sqft
Residential on 0.14 Acres

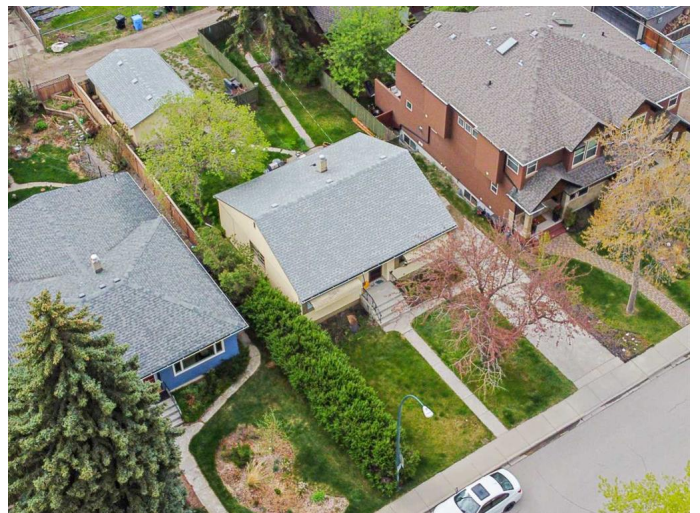
Parkdale, Calgary, Alberta

LOCATION! LOCATION! LOCATED IN THE HEART OF PARKDALE . ATTENTION BUILDERS, DEVELOPERS and INVESTORS. . A 50 X 120 RC-2 LEVEL LOT WITH A BACK LANE, CLOSE TO FOOTHILLS HOSPITAL, NEW CANCER CENTRE and UNIVERSITY and many other amenities. JUST STEPS TO THE BOW RIVER WALKING AND BIKE PATHS. WALKING DISTANCE TO DOWNTOWN. Most of the street has new homes. MAINLY LOT VALUE. NO SHOWINGS AND NO LOCKBOX. ALL VIEWINGS WILL BE SUBJECT TO AN ACCEPTED OFFER. MAIN FLOOR TENANTS PAY \$1300 PLUS 1/2 UTILITES Including the single garage and they are (MONTH TO MONTH) and The LOWER TENANT PAY \$775 INCLUDES UTILITIES (MONTH TO MONTH). ILLEGAL SUITE. The property is MAINLY LAND VALUE. Please VIEW AGENT REMARKS REGARDING OFFERS.

Built in 1952

Essential Information

MLS® #	A2133183
Price	\$925,000
Sold Price	\$870,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,016
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	520 34a Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2Y5

Amenities

Parking Spaces	2
Parking	Driveway, Off Street, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Level, Street Lighting, Yard Lights, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 21st, 2024

Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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