

\$549,900 - 441 34 Avenue Nw, Calgary

MLS® #A2151855

\$549,900

3 Bedroom, 2.00 Bathroom, 790 sqft

Residential on 0.11 Acres

Highland Park, Calgary, Alberta

Prime Investment or Dream Home Opportunity! Discover this gem perfect for first-time buyers, savvy investors, or visionary builders. Nestled on a desirable R-C2 zoned, 41 x 120 ft flat lot with a sunny south exposure yard, this bungalow boasts unlimited potential on a serene street. The main level features two spacious bedrooms and a full bath. The expansive living area is perfect for relaxation, while the sunlit kitchen, complete with a built-in eating area, offers a warm and welcoming atmosphere. Hardwood floors add a touch of charm, and the abundant natural light creates a bright and airy feel throughout. The lower level houses an illegal suite that includes an additional bedroom, a versatile den or storage space, a laundry area, a cozy living room, a dining room, and a full kitchen. This space is ideal for extended family, guests, or potential rental income. The outdoor area is a true haven, with a spacious and flat backyard that offers endless possibilities. Imagine entertaining friends and family with a hot tub, fire pit, games, kids' play area, and patio. There's even potential to build a new triple garage with a carriage suite, subject to municipal approval of course. While the primary value of this property lies in the land, the existing structure is very livable and filled with potential for those ready to invest some TLC. Whether you aim to renovate into your dream home, rent it out, or rebuild, the opportunities here are endless. This home must be seen to be appreciated. A virtual tour



is available, so don't miss out on this incredible chance to create something special.

Built in 1950

Essential Information

MLS® #	A2151855
Price	\$549,900
Sold Price	\$540,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	790
Acres	0.11
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	441 34 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0B9

Amenities

Parking Spaces	1
Parking	Garage Faces Rear, On Street, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Laminate Counters, No Smoking Home
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Mantle, None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2024
Date Sold	August 13th, 2024
Days on Market	20
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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