

\$619,900 - 201 34 Avenue Ne, Calgary

MLS® #A2163516

\$619,900

3 Bedroom, 2.00 Bathroom, 755 sqft

Residential on 0.13 Acres

Highland Park, Calgary, Alberta

Welcome to 201 34 Ave NE, an ideal corner lot in the sought-after neighborhood of Highland Park. This 49 ft x 115 ft parcel offers a generous 5,597 sq ft lot size, making it perfect for future development. The existing 755 sq ft bungalow features 2 bedrooms upstairs, 1 bedroom downstairs, and a single detached garage. While the home is very livable, the true value lies in the land, presenting a fantastic opportunity for investors or developers looking to capitalize on this prime location.

Whether you're seeking to renovate, rent out, or build your dream home, this property offers endless potential. Don't miss this rare chance to secure a corner lot in one of Calgary's up-and-coming communities!

Built in 1952

Essential Information

MLS® #	A2163516
Price	\$619,900
Sold Price	\$618,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	755
Acres	0.13



Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	201 34 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2J6

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 21st, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Hope Street Real Estate Corp.

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