

# \$445,000 - 1122 34 Street Se, Calgary

MLS® #A2206600

**\$445,000**

1 Bedroom, 1.00 Bathroom, 691 sqft  
Residential on 0.15 Acres

Albert Park/Radisson Heights, Calgary, Alberta

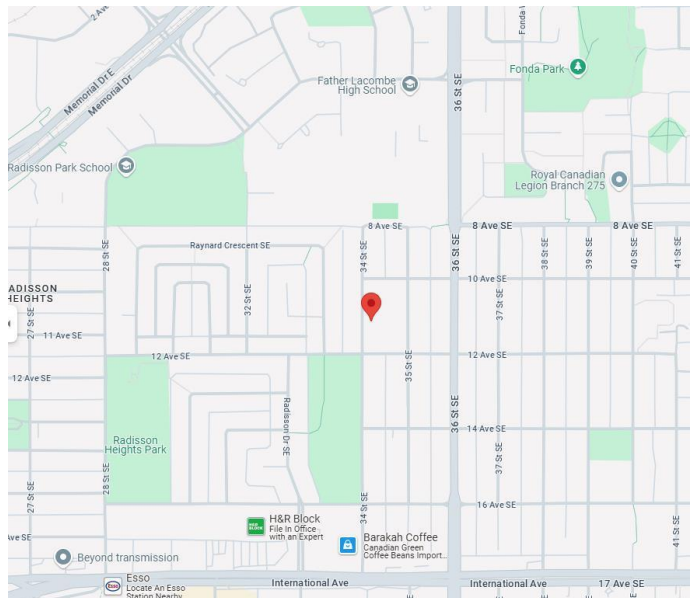
Attention developers and investors! This 50â€™ x 130â€™ R-CG zoned lot offers exceptional potential for a high-density residential project in one of Calgary's sought-after inner-city neighborhoods. With zoning in place to accommodate up to MULTI UNIT, this property is a rare find for those looking to capitalise on Calgary's growing demand for multi-family housing.

Currently, the lot features a small home and a double detached garage, providing holding income while you plan your project. Whether you envision modern townhomes, stylish row housing, or a mix of residential options, this site is perfectly positioned for a lucrative development.

Key Highlights:

- ? 50â€™ x 130â€™ R-CG Zoned Lot â€œ Ready for multi-unit development
- ? Potential for up to MULTIPLE UNITS (as per zoning regulations)
- ? Prime location â€œ Close to transit, parks, schools, and amenities
- ? Existing home + garage â€œ Ideal for short-term rental or interim use
- ? Strong market demand for affordable, well-located housing options

Opportunities like this don't come oftenâ€”act now to secure this strategic investment property before it's gone!



Built in 1953

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206600    |
| Price          | \$445,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 691         |
| Acres          | 0.15        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1122 34 Street Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0Z8                      |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

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

### **Exterior**

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                               |
|-----------------|-------------------------------|
| Lot Description | Back Yard, Cleared, Few Trees |
| Roof            | Metal                         |
| Construction    | Concrete, Vinyl Siding        |
| Foundation      | Poured Concrete               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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