



# 1624 34 Avenue Calgary Alberta

\$599,900

**\*\*\*DEVELOPMENT OPPORTUNITY, Investor Alert\*\*\* !!! Here is an excellent opportunity you were waiting for. Affordable Downtown living or an investment for redevelopment, look no further! Situated right in the Marda loop area close to all amenities this will be a perfect opportunity for revenue with M-C1 Zoning. Easy accessible to Bow river and Downtown Core , I will just say take a deep breath and explore the endless opportunities you can create. Brand New FURNACE just replaced in 2021. Don't wait too long. Please call your favorite Realtor to secure this property.. (id:6769)**

4pc Bathroom .00 Ft x .00 Ft

Kitchen 9.75 Ft x 11.42 Ft

Living room 12.17 Ft x 15.42 Ft

Dining room 9.00 Ft x 11.58 Ft

Primary Bedroom 10.42 Ft x 11.42 Ft

Bedroom 9.00 Ft x 11.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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PREP REALTY

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**See**

**Mirror**

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