



# 515 34 Street Calgary Alberta

\$985,000

Fabulous inner city M-C1 lot one half block off 3 Av in Parkdale and about a block from the river and facing onto one of the best ice cream shops in the city, investors looking to build multi family this is a primo location. Close to many amenities, shopping, transit, schools, parks, hospital, downtown, etc. nothing holding you back. Many, many multi family projects all around you, just use your imagination. The house is in good shape, nothing that a little TLC wouldn't fix. It is very liveable with three bedrooms up and a two bedroom living area in the lower level with a 4 piece bath, living room and a kitchen set up. Well treed lot with a single garage and it sides onto a alley, in fact it has three open sides, alley back and to the side and street frontage . Live in it, rent it out, redevelop it, many , many choices (id:6769)

Living room 15.25 Ft x 13.92 Ft

Dining room 7.58 Ft x 7.58 Ft

Other 6.83 Ft x 13.75 Ft

Other 6.50 Ft x 3.58 Ft

Primary Bedroom 11.17 Ft x 8.50 Ft

Bedroom 9.92 Ft x 9.17 Ft

Bedroom 9.92 Ft x 9.17 Ft

4pc Bathroom 8.42 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
Calgary West Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca