



# 1322 34 Street Calgary Alberta

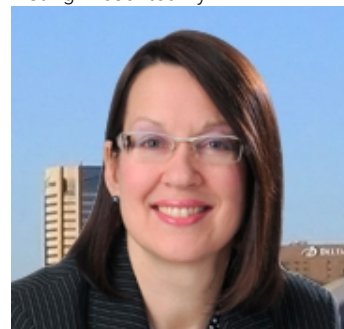
\$549,999

This beautifully bungalow with lots of potential offers over 2,000 sq. ft. of total living space on a huge 50x130 lot, making it an incredible opportunity for homeowners, investors, or developers. The home features 4 bedrooms, 2 bathrooms, and an illegal basement suite with a private entrance. Perfect for generating rental income or accommodating extended family. Enjoy the expansive front and back yards, along with a massive oversized 3-car detached garage, offering ample storage and additional rental potential. Recently professionally cleaned and painted, this property is move-in ready and full of opportunity. Nestled in the heart of Radisson Heights, this location provides unobstructed views of the park in front of the home. With easy access to shopping, major roads, and schools, the community offers the perfect blend of convenience and open space. Just a short distance from downtown Calgary, this property is ideal for investors seeking cash flow, redevelopment opportunities, or first-time buyers looking to offset costs by renting out the basement or garage. Don't miss out on this versatile and value-packed home! (id:6769)

Living room 26.00 Ft x 13.67 Ft  
3pc Bathroom 8.17 Ft x 5.00 Ft  
Laundry room 8.08 Ft x 4.25 Ft  
Dining room 10.33 Ft x 8.33 Ft  
Bedroom 8.50 Ft x 10.83 Ft  
Bedroom 11.00 Ft x 13.42 Ft

Bedroom 10.00 Ft x 13.42 Ft  
Primary Bedroom 11.42 Ft x 13.42 Ft  
3pc Bathroom 9.00 Ft x 5.00 Ft  
Living room 13.58 Ft x 16.00 Ft  
Other 13.50 Ft x 10.25 Ft

Listing Presented By:



Originally Listed by:  
Comox Realty

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net