



# 1526 34 Avenue Calgary Alberta

\$679,000

Charming 2-Bedroom Character Home in the Heart of Marda Loop - A Rare Investment Opportunity! Welcome to 1526 34 Ave SW, a fantastic property offering 890 SqFt of living space in one of Calgary's most vibrant and sought-after neighborhoods, Marda Loop. This charming older character home features 2 bedrooms, 1 bathroom, and a large unfinished basement, offering significant potential for redevelopment or customization. With its prime location and lot, this property was selected for a brand new future single family bungalow to be built. The property is being sold primarily for its location and lot value, providing an exciting opportunity for those looking to invest in Calgary's high-demand real estate market. The home currently has a tenant who is willing to stay, allowing you to generate rental income while planning your next steps. The expansive unfinished basement offers endless possibilities, whether you choose to finish it for additional living space or use it for storage. The original plan for the property was for a new build, making it a rare find in the area. Located in the heart of Marda Loop, this property places you just steps from one of Calgary's most desirable and eclectic communities. Marda Loop is known for its vibrant, walkable streets filled with trendy boutiques, independent shops, and local dining options. Residents enjoy a variety of unique cafes like Caffè Beano, Little Empire Coffee, and The Noodle Shop, as well as incredible restaurants such as Blush Lane Organic Market, Osteria de Medici, and The Coup--perfect for foodies and coffee lovers alike. With Safeway, Calgary Co-op, and several farmer's markets nearby, grocery shopping and daily errands couldn't be easier. Families and young professionals will appreciate the close proximity to top-rated schools such as Marda Loop School, Mount Royal Junior High, Mount Royal University and Western Canada ...

Listing Presented By:



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**(CENTRAL)**

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Other 10.42 Ft x 28.75 Ft

Other 19.75 Ft x 11.67 Ft

Laundry room 19.75 Ft x 11.67 Ft

Other 7.83 Ft x 12.08 Ft

Other 15.67 Ft x 7.08 Ft

Other 5.33 Ft x 4.58 Ft

Primary Bedroom 8.25 Ft x 15.58 Ft

Bedroom 8.33 Ft x 9.50 Ft

4pc Bathroom 6.92 Ft x 8.42 Ft

Dining room 10.00 Ft x 13.17 Ft

Kitchen 11.17 Ft x 7.67 Ft

Other 2.92 Ft x 2.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Living room 16.75 Ft x 14.58 Ft