1834 34 Avenue Calgary Alberta

$485,000

Attention, visionaries and investors alike! Immerse yourself in an extraordinary opportunity to own and transform a captivating property nestled in the heart of the highly sought-after community of Marda Loop. The unparalleled significance of its location cannot be overstated - every amenity defining this esteemed community is mere steps away!This property extends an invitation not only to the discerning homeowner eager to craft their dream residence but also to savvy investors in search of a promising venture. With its potential for restoration and rejuvenation, envision creating a home that mirrors your unique style and preferences while maximizing its investment potential.Don't miss out on this dual opportunity - a chance to renovate and live in your dream home while securing a strategic investment in the vibrant heart of Marda Loop!Allow us to present the well-maintained property at 1834 34 Avenue SW, exuding pride of ownership and zoned M-C1. It stands as an irresistibly enticing prospect for immediate or future development. This individual property beckons as a blank canvas for your visionary project. Secure this exceptional location strategically, preserving the flexibility to move in or rent the property as you meticulously plan your development. The upper level of this residence features 2 bedrooms and 1 bathroom. Serious inquiries only! Your gateway to a strategic investment and a dream home in the vibrant heart of Marda Loop awaits. Don't let this rare opportunity slip through your fingers! (id:6769)

Foyer 5.50 Ft x 5.42 Ft

Kitchen 9.58 Ft x 16.00 Ft

Dining room 14.33 Ft x 9.17 Ft

Living room 13.58 Ft x 12.17 Ft

Primary Bedroom 12.33 Ft x 9.50 Ft

Bedroom 12.42 Ft x 9.33 Ft

4pc Bathroom Measurements not available

Listing Presented By:

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