



1338 34 Street Calgary Alberta

\$399,900

Exceptional investment opportunity in Radisson Heights! This legally suited half duplex offers 1,270 sq ft above grade with a 3-bedroom upper suite and a 1-bedroom lower illegal suite, providing excellent potential for strong rental income from two separate units. The upper suite features a spacious layout with three well-sized bedrooms, a bright living area, and functional kitchen and dining space. The legal basement suite includes its own private living space, offering flexibility for long-term tenants or additional rental income. A single attached garage adds further value and convenience for occupants. Situated in the established community of Radisson Heights, the property is close to parks, schools, transit, and the amenities of 17th Avenue SE, a location that continues to see strong rental demand due to its proximity to downtown and major transportation routes. The home is largely in original condition, creating an ideal value-add opportunity for investors looking to renovate, increase rents, and build equity. Whether you're expanding your rental portfolio, seeking a suited property with income potential, or looking for a renovation project with upside, this property offers excellent long-term investment potential. (id:6769)

- Bedroom 9.58 Ft x 12.83 Ft
- Other 3.08 Ft x 13.25 Ft
- 4pc Bathroom 4.92 Ft x 8.00 Ft
- Family room 14.92 Ft x 12.08 Ft
- Other 9.83 Ft x 14.58 Ft
- Furnace 14.83 Ft x 14.17 Ft
- Kitchen 10.33 Ft x 11.42 Ft
- Dining room 11.00 Ft x 11.17 Ft
- Pantry 1.92 Ft x 5.00 Ft

- Living room 15.25 Ft x 14.33 Ft
- Bedroom 11.25 Ft x 11.92 Ft
- Other 3.58 Ft x 11.25 Ft
- Bedroom 11.25 Ft x 10.92 Ft
- Primary Bedroom 11.33 Ft x 15.50 Ft
- 2pc Bathroom 3.17 Ft x 4.83 Ft
- 4pc Bathroom 4.92 Ft x 11.42 Ft
- Other 4.42 Ft x 3.00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

RE/MAX Realty Professionals

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