



## 201 34 Avenue Calgary Alberta

\$625,999

Welcome to 201 34 Ave NE, an ideal corner lot in the sought-after neighborhood of Highland Park. This 49 ft x 115 ft parcel offers a generous 5,597 sq ft lot size, making it perfect for future development. The existing 755 sq ft bungalow features 2 bedrooms upstairs, 1 bedroom downstairs, and a single detached garage. While the home is very livable, the true value lies in the land, presenting a fantastic opportunity for investors or developers looking to capitalize on this prime location. Whether you're seeking to renovate, rent out, or build your dream home, this property offers endless potential. Don't miss this rare chance to secure a corner lot in one of Calgary's up-and-coming communities! (id:6769)

Bedroom 2.90 M x 3.53 M

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2pc Bathroom .00 M x .00 M

Living room 4.34 M x 3.73 M

Primary Bedroom 2.80 M x 3.61 M

Bedroom 2.80 M x 3.20 M

Kitchen 2.74 M x 3.81 M

4pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
Hope Street Real Estate Corp.

<http://www.nathanluu.com/>

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