# \$549,900 - 1003 34 Street Se, Calgary

MLS® #A2223324

## \$549,900

3 Bedroom, 2.00 Bathroom, 1,050 sqft Residential on 0.13 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Attention builders, developers, renovators and first-time home buyers!! Tucked on a spacious corner lot and just steps from green space and nearby schools, this three-bedroom, two-bathroom home offers a rare combination of location, lot size, and investment potential. Whether you're looking for your next home project or an addition to your investment portfolio, this property is full of promise. Offering approximately 2,100 square feet of total interior space, the home features a traditional layout with a cozy wood-burning fireplace in the basementâ€"ideal for movie nights or winter evenings. The oversized garage is a bonus, complete with a heater for year-round functionality, whether you're parking, building, or storing. Additional parking pad would be excellent for RVs. Central air conditioning keeps things cool in the warmer months, while important updates â€" including a new roof in 2012 and a hot water tank replaced in 2018 â€" offer peace of mind. There's plenty of room inside and out to reimagine, renovate, or simply refresh to your vision. The generous lot presents opportunities for outdoor entertaining, gardening, or expansions. The primary bedroom serves as a relaxing retreat, with the potential to elevate for added comfort. Opportunity doesn't always knockâ€"sometimes, it parks itself on a sunny corner lot and waits for the right eye to see its potential. This home offers endless possibilities for homeowners or savvy investors ready to make it their own.







## **Essential Information**

MLS® # A2223324 Price \$549,900

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,050 Acres 0.13 Year Built 1967

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 1003 34 Street Se

Subdivision Albert Park/Radisson Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2A 0Z7

#### **Amenities**

Parking Spaces 3

Parking Double Garage Detached, Insulated, Oversized, Parking Pad, Garage

Faces Rear, Heated Garage

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator,

Washer/Dryer, Stove(s)

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, City Lot,

Rectangular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed May 21st, 2025

Days on Market 71

Zoning R-CG

# **Listing Details**

Listing Office TREC The Real Estate Company

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