

519 34 Street NW  
Calgary, Alberta

MLS # A2269641



## \$1,050,000

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

An exceptional redevelopment opportunity in the heart of Parkdale! This 50' x 120' lot presents the ideal setting for a multi-family project or investment property in one of Calgary's most connected city centre districts. This location offers unmatched convenience and is within minutes to downtown, the University of Calgary, Foothills Medical Center and the Children's Hospital. The community centre, playground and skating rink are just down the street. Stroll the nearby river pathways, bike up to Edworthy Park or stop into local favourites like the Lazy Loaf and Kettle for fresh baked goodies. A rare opportunity to invest, build and capitalize on a prime development site in one of the city's most desirable locations.