

1330 34 Street SE
Calgary, Alberta

MLS # A2285876



\$595,000

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|------------------|---|---------------|-------------------|
| Division: | Albert Park/Radisson Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,097 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular | | |

| | | | |
|--------------------|-------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Other, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cedar, Concrete, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Pantry, Storage | | |

Inclusions: N/A

****ALERT TO BUILDERS, DEVELOPERS, INVESTORS OR HANDYMAN **** Inner city in sought after Radisson Heights/Albert Park! sitting on a 50 X 130 foot lot ZONED R-CG !! Plenty of development all around. An 8 unit build is being constructed right next door, and more all around the area. Great project for a savvy developer/builder/ or long term investor that knows the risks involved and the gains in appreciated value. This is also a perfect fit for a holding property and with some renovation and updating of the current home, this could be a great rental unit with an upper and lower(illegal)suite. The double detached garage could also be rented and there is additional parking for an RV/boat or more vehicles on the gravel pad. This may also contribute to more revenue possibilities. Radisson Heights is booming with new development and can only continue as the older homes are being levelled to make way for the new high density multi unit builds. Close to all amenities, schools, shops, shopping, International Avenue, transit, and C train platform a 10 min walk away. Inner city gets you downtown in 15 mins. Deerfoot, Glenmore, and Stoney Trails are close and 20 mins to the Airport! You will need city approvals and permits to move forward if your plan is to build or redevelop. This is a Handyman special if you want to upgrade the existing raised 5 bedroom 2 bath bungalow. It has new shingles (House and garage) furnace is within 6 years of age, some new windows in the basement, siding and stucco in nice shape. Come check it out before its gone!!