

# \$445,000 - 1122 34 Street Se, Calgary

MLS® #A2206600

**\$445,000**

1 Bedroom, 1.00 Bathroom, 691 sqft  
Residential on 0.15 Acres

Albert Park/Radisson Heights, Calgary, Alberta

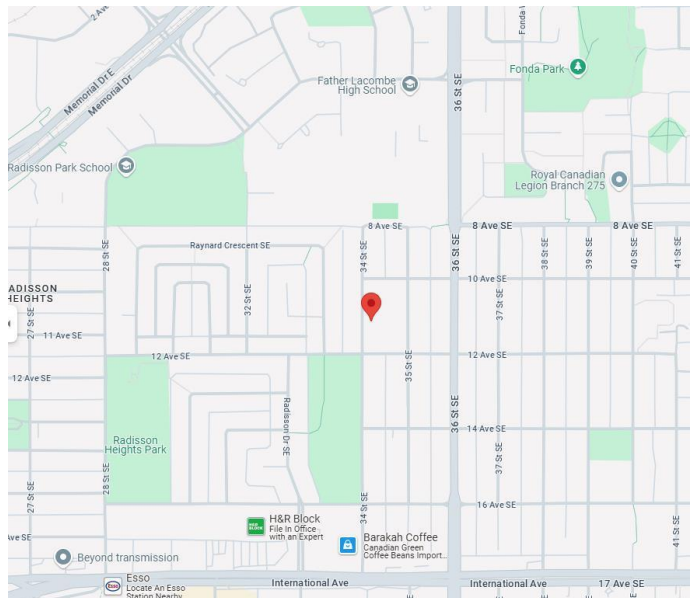
Attention developers and investors! This 50â€™ x 130â€™ R-CG zoned lot offers exceptional potential for a high-density residential project in one of Calgaryâ€™s sought-after inner-city neighborhoods. With zoning in place to accommodate up to MULTI UNIT, this property is a rare find for those looking to capitalise on Calgaryâ€™s growing demand for multi-family housing.

Currently, the lot features a small home and a double detached garage, providing holding income while you plan your project. Whether you envision modern townhomes, stylish row housing, or a mix of residential options, this site is perfectly positioned for a lucrative development.

Key Highlights:

- ? 50â€™ x 130â€™ R-CG Zoned Lot â€œ Ready for multi-unit development
- ? Potential for up to MULTIPLE UNITS (as per zoning regulations)
- ? Prime location â€œ Close to transit, parks, schools, and amenities
- ? Existing home + garage â€œ Ideal for short-term rental or interim use
- ? Strong market demand for affordable, well-located housing options

Opportunities like this donâ€™t come oftenâ€”act now to secure this strategic investment property before it's gone!



Built in 1953

### **Essential Information**

MLS® #	A2206600
Price	\$445,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	691
Acres	0.15
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1122 34 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0Z8

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
-------------------	-------

Lot Description	Back Yard, Few Trees, Cleared
Roof	Metal
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	Comox Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.