



GRASSROOTS
REALTY GROUP

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519 34 Street NW
Calgary, Alberta

MLS # A2269641



\$1,050,000

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	780 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions:	N/A
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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.