



**450 34 Avenue NW  
Calgary, Alberta**

**MLS # A2278193**



**\$638,800**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** Second Dryer, Second Electric Stove, Second Refrigerator, Second Washer

Located in the heart of Highland Park, this beautifully maintained bungalow offers timeless character, strong income potential, and outstanding redevelopment value. Situated on a generous 45 x 120 ft lot, the property presents a rare opportunity for investors, developers, or buyers seeking long-term upside in an established inner-city community. The main floor features a bright and inviting 2-bedroom layout with original charm, hardwood flooring, and well-preserved finishes throughout. The legal lower-level 1-bedroom suite provides excellent mortgage-helper or rental income potential, making this home ideal for multi-generational living or investment. Additional highlights include a large heated double detached garage, an oversized storage shed, and a property that has been thoughtfully cared for over the years. Whether you choose to hold, rent, renovate, or redevelop, the possibilities are endless. Conveniently located close to transit, schools, parks, and amenities, with just minutes to downtown Calgary and the vibrant shops, restaurants, and river pathways of Kensington. A rare inner-city opportunity combining character, cash flow, and future potential. Call now to book your tour.