



GRASSROOTS
REALTY GROUP

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1134 34 Street SE
Calgary, Alberta

MLS # A2206744



\$515,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,129 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: NA

Welcome to this charming bungalow perfectly situated on a quiet, family-friendly street, just 10 minutes from Downtown Calgary! Enjoy the convenience of being close to Telus Spark, the Calgary Zoo, 17th Avenue, Franklin LRT Station, and all levels of schools, playgrounds, and essential amenities. This well-kept home sits on a large 50 ft x 130.7 ft fenced lot with a back alley, offering plenty of space and privacy. The main floor features three bedrooms, hardwood flooring in the kitchen, and a front attached garage for added convenience. The finished basement offers a separate entrance, bathroom, a bedroom area, and a spacious living room — perfect for additional family space or guests. You'll love the newer front deck with its sunny west exposure, ideal for relaxing and entertaining. Recent upgrades include a high-efficiency furnace and water tank, providing both comfort and peace of mind. Within walk distance to the Franklin LRT Station and a short 10 minute drive to downtown, this home is ideal for families and professionals seeking the perfect blend of inner-city living and suburban comfort. Don't miss out on this fantastic opportunity to own a great home in a sought-after neighborhood!