

# \$679,000 - 1526 34 Avenue Sw, Calgary

MLS® #A2200167

**\$679,000**

2 Bedroom, 1.00 Bathroom, 890 sqft

Residential on 0.01 Acres

Altadore, Calgary, Alberta

Charming 2-Bedroom Character Home in the Heart of Marda Loop – A Rare Investment Opportunity!

Welcome to 1526 34 Ave SW, a fantastic property offering 890 SqFt of living space in one of Calgary's most vibrant and sought-after neighborhoods, Marda Loop. This charming older character home features 2 bedrooms, 1 bathroom, and a large unfinished basement, offering significant potential for redevelopment or customization. With its prime location and lot, this property was selected for a brand new future single family bungalow to be built. The property is being sold primarily for its location and lot value, providing an exciting opportunity for those looking to invest in Calgary's high-demand real estate market.

The home currently has a tenant who is willing to stay, allowing you to generate rental income while planning your next steps. The expansive unfinished basement offers endless possibilities, whether you choose to finish it for additional living space or use it for storage. The original plan for the property was for a new build, making it a rare find in the area.

Located in the heart of Marda Loop, this property places you just steps from one of Calgary's most desirable and eclectic communities. Marda Loop is known for its vibrant, walkable streets filled with trendy boutiques, independent shops, and local



dining options. Residents enjoy a variety of unique caf  s like Caff   Beano, Little Empire Coffee, and The Noodle Shop, as well as incredible restaurants such as Blush Lane Organic Market, Osteria de Medici, and The Coup  "perfect for foodies and coffee lovers alike. With Safeway, Calgary Co-op, and several farmer's markets nearby, grocery shopping and daily errands couldn  t be easier.

Families and young professionals will appreciate the close proximity to top-rated schools such as Marda Loop School, Mount Royal Junior High, Mount Royal University and Western Canada High School. The area is also rich with parks and recreational spaces, including River Park, Altadore Park, and Glenmore Reservoir, perfect for outdoor enthusiasts and those who enjoy weekend strolls or bike rides. The Marda Loop Community Association offers a variety of activities and events throughout the year, fostering a strong sense of community and connection.

Marda Loop's prime location also provides quick access to major transit routes, making commuting to downtown Calgary a breeze. Whether you're enjoying a night out in the neighborhood or heading into the city for work, everything you need is within reach.

Whether you  re looking to hold for future development, restore the charm of the existing home, or build your dream property, 1526 34 Ave SW offers unmatched potential in an unbeatable location. Don  t miss out on this rare opportunity in one of Calgary  s most sought-after neighborhoods!

Built in 1910

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2200167    |
| Price          | \$679,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 890         |
| Acres          | 0.01        |
| Year Built     | 1910        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1526 34 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2A9           |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Central  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | See Remarks, Unfinished                                |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Private Yard, Storage  |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Street Lighting, Interior |

|              |                 |
|--------------|-----------------|
|              | Lot             |
| Roof         | Asphalt Shingle |
| Construction | Wood Siding     |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 66               |
| Zoning         | M-C1             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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