

# \$1,050,000 - 519 34 Street Nw, Calgary

MLS® #A2269641

**\$1,050,000**

3 Bedroom, 1.00 Bathroom, 780 sqft

Residential on 0.14 Acres

Parkdale, Calgary, Alberta

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.

Built in 1951

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2269641    |
| Price          | \$1,050,000 |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 780         |
| Acres          | 0.14        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 519 34 Street Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 2X8          |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 3                                |
| Parking        | Driveway, Single Garage Detached |
| # of Garages   | 1                                |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | See Remarks                              |
| Appliances        | Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air                               |
| Cooling           | None                                     |
| Has Basement      | Yes                                      |
| Basement          | Full                                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 9                  |
| Zoning         | M-C1               |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.