

\$1,199,900 - 1520 34 Avenue Sw, Calgary

MLS® #A2204641

\$1,199,900

0 Bedroom, 0.00 Bathroom, 1,979 sqft

Multi-Family on 0.14 Acres

South Calgary, Calgary, Alberta

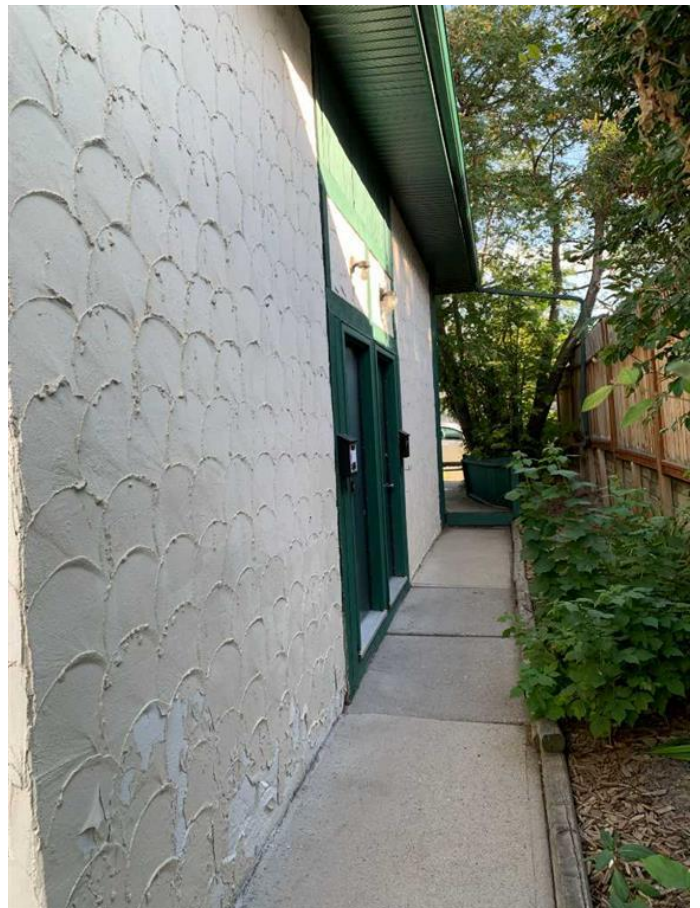
A fantastic opportunity to own an investment property in trendy Marda Loop with long-term tenants!

This well-maintained gravel roofed building (~3830 square feet total) boasts 4 identical and spacious (~950 square feet) 2-bedroom units, each with its own private entrance, full bathroom, brick faced wood burning fireplace, convenient in-suite laundry, storage, dedicated furnace and hot water tank, as well as paved and assigned off-street parking at the rear. The lower units are both walkouts providing plenty of natural south light, while the upper units have expansive balconies all shielded from the street by mature trees.

Location is everything. Residents here enjoy being steps away from trendy boutiques, independent shops, bars, unique caf  s and incredible restaurants. Grocery shopping and errands couldn't be easier with Safeway, Calgary Co-op, and several farmer's markets nearby. The area is equally rich in top-rated schools, parks and recreational spaces and is a short commute to downtown.

All units are currently rented and the property generates an impressive ~\$75,000 of income per year. Tenants pay their own utilities with each unit having its own meters.

This MC-1 zoned 75' x 80' lot has options both now and in the future.



Built in 1974

Essential Information

| | |
|----------------|--------------|
| MLS® # | A2204641 |
| Price | \$1,199,900 |
| Bathrooms | 0.00 |
| Square Footage | 1,979 |
| Acres | 0.14 |
| Year Built | 1974 |
| Type | Multi-Family |
| Sub-Type | 4 plex |
| Style | Other |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1520 34 Avenue Sw |
| Subdivision | South Calgary |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T2A9 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 4 |
| Parking | Parking Pad |

Interior

| | |
|-----------------|--|
| Appliances | Dryer, Refrigerator, Stove(s), Washer |
| Heating | Fireplace(s), Natural Gas, Sep. HVAC Units, Separate Water Heaters, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 4 |
| Fireplaces | Living Room, Wood Burning, Brick Facing |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

Lot Description Back Lane, Front Yard, Square
Construction Concrete, Stucco, Wood Frame

Additional Information

Date Listed March 27th, 2025
Days on Market 37
Zoning M-C1

Listing Details

Listing Office Greater Property Group



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