

# \$515,000 - 1134 34 Street Se, Calgary

MLS® #A2206744

## \$515,000

4 Bedroom, 2.00 Bathroom, 1,129 sqft

Residential on 0.15 Acres

Albert Park/Radisson Heights, Calgary, Alberta

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 â€” 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!

Built in 1963

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2206744    |
| Price          | \$515,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,129       |
| Acres          | 0.15        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1134 34 Street Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0Z8                      |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Single Garage Attached, Driveway, Front Drive, Garage Faces Front |
| # of Garages   | 1   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, Vaulted Ceiling(s), Separate Entrance |
| Appliances        | Dryer, Range Hood, Refrigerator, Washer, Electric Oven   |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Garden  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Garden |
| Roof              | Tar/Gravel  |
| Construction      | Stucco  |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      March 28th, 2025  
Days on Market                20  
Zoning                              R-CG

**Listing Details**

Listing Office                    RE/MAX First

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