

# \$525,000 - 1134 34 Street Se, Calgary

MLS® #A2206744

## \$525,000

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 — 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	\$525,000
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	Driveway, Front Drive, Garage Faces Front, Single Garage Attached
# of Garages	1

### **Interior**

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

### **Exterior**

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

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 28th, 2025

Days on Market        13

Zoning                  R-CG

### **Listing Details**

Listing Office           RE/MAX First

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