

# \$1,400,000 - 1826 34 Avenue Sw, Calgary

MLS® #A2263094

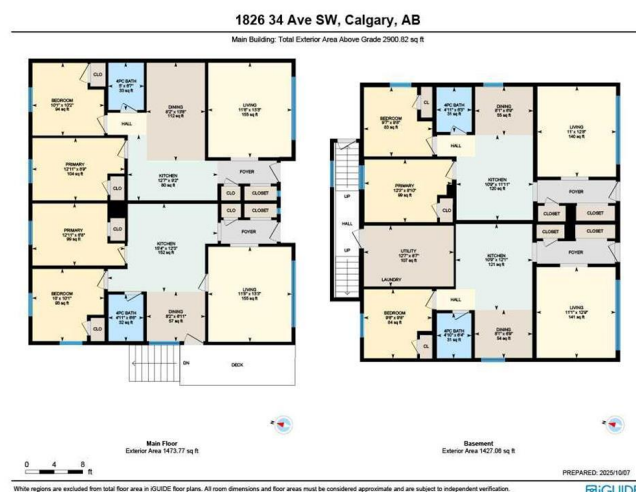
**\$1,400,000**

7 Bedroom, 4.00 Bathroom, 1,474 sqft

Residential on 0.09 Acres

South Calgary, Calgary, Alberta

Exceptional investment and development opportunity in the heart of highly sought-after South Calgary, just steps to Marda Loop. This full duplex offers four separate rental units, each with private entrances and designated off-street parking. The property generates strong income potential today and holds future redevelopment value, with plans for a new build similar to the modern infills on the other side available upon request. Both upper units feature 2 bedrooms and 1 bathroom with bright, well-designed layouts, large south-facing living room windows and white kitchens that open to adjacent dining areas. Each includes private outdoor space, front patios ideal for morning coffee in the sun and one with a side deck perfect for barbecues. The two lower-level illegal suites offer additional flexibility, with one 2-bedroom and one 1-bedroom layout, each complete with a full kitchen, 3-piece bath and comfortable living area. Separate entrances provide privacy and convenience for tenants. Parking is easily accessible from the rear lane, accommodating multiple vehicles. Located within walking distance to the vibrant shops, caf  s, and award-winning restaurants of Marda Loop and 17th Avenue, as well as nearby parks, tennis courts, and the South Calgary outdoor pool. Enjoy easy access to downtown, Mount Royal University, and major routes including Crowchild and Glenmore Trails. This unbeatable location offers the best of both worlds, strong rental demand today with



redevelopment potential for tomorrow.

Built in 1954

### **Essential Information**

MLS® #	A2263094
Price	\$1,400,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,474
Acres	0.09
Year Built	1954
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	1826 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2B8

### **Amenities**

Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	See Remarks, Separate Entrance, Soaking Tub, Storage
Appliances	Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 9th, 2025
Days on Market	2
Zoning	M-C1

**Listing Details**

Listing Office	eXp Realty
----------------	------------

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.