

# \$969,000 - 1812 34 Street Se, Calgary

MLS® #A2201853

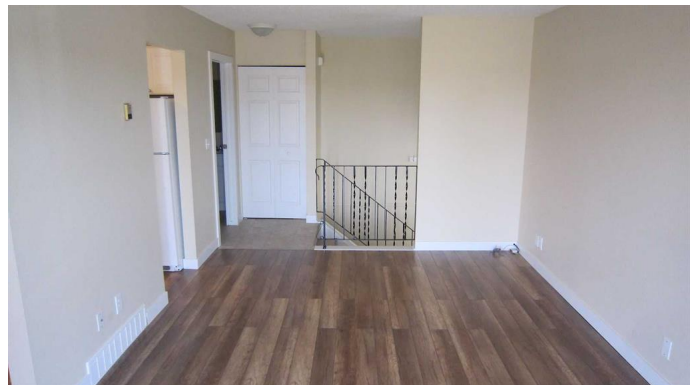
**\$969,000**

0 Bedroom, 0.00 Bathroom, 480 sqft

Multi-Family on 0.14 Acres

Southview, Calgary, Alberta

LEGAL 4 PLEX - Attention investors! 4 bi-level suites (one on each corner) – this is an exceptional investment opportunity in the friendly and welcoming community of Southview. Each unit offers a separate entrance, a comfy upstairs living area with a spacious living room, kitchen and dining room and a 2 pc bath with in-suite laundry. Downstairs each unit features two bedrooms, full bath and mechanical room. Each unit has a balcony/deck off the kitchen from large patio doors, offering a lovely outdoor space to sit and relax and the rear units have use of the backyard space. Parking is at the back of the property (4+ stalls), as well as ample street parking is available. Great long term tenants, and they pay ALL their own utilities (all units have separate meters) – less management needed on the owner’s behalf. Updates include eaves troughs replaced in 2024, 3 of the 4 units have laminate/vinyl flooring, replaced kitchen cabinets and counter tops, updated bathrooms. 2 of the units have updated tile tub/shower surrounds. The property is situated on a non-through street across from a green area. Southview is close to the core, features lots of area amenities, great transit options and easy access to main traffic arteries – all making for a great future ROI. Invest in Calgary's phenomenal growth or live in one unit while the others pay your mortgage! Now is the time to capitalize on this opportunity - book your viewing NOW!



Built in 1981

### Essential Information

MLS® #	A2201853
Price	\$969,000
Bathrooms	0.00
Square Footage	480
Acres	0.14
Year Built	1981
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Active

### Community Information

Address	1812 34 Street Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0W4

### Amenities

Parking Spaces	4
Parking	Off Street, Stall

### Interior

Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 12th, 2025
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Days on Market 1  
Zoning M-C1

## **Listing Details**

Listing Office RE/MAX Realty Professionals

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