

# \$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

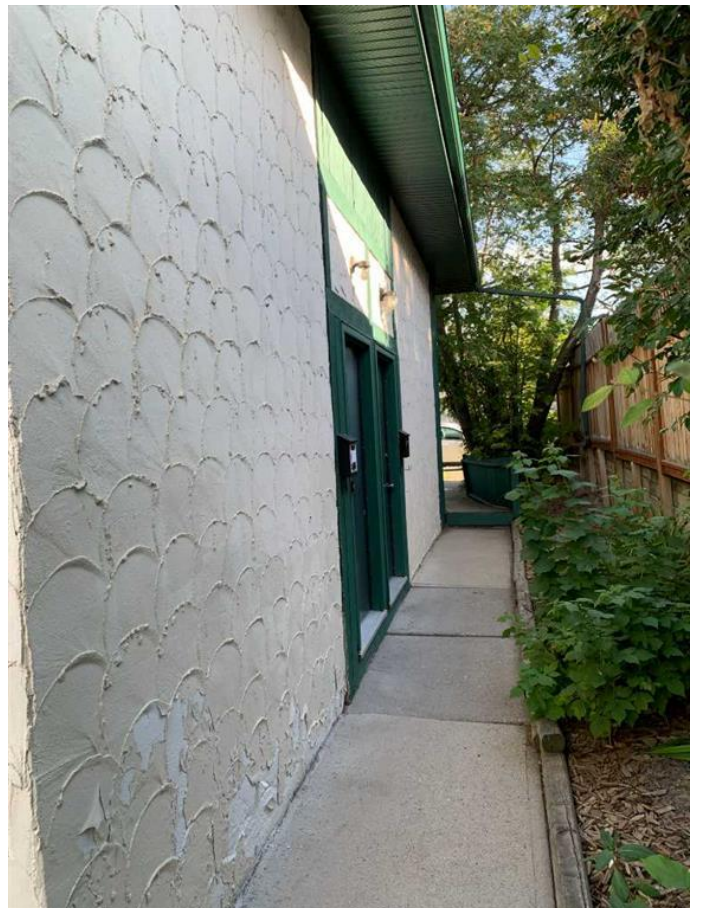
A fantastic opportunity to own an investment property in trendy Marda Loop with long-term tenants!

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
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Lot Description Back Lane, Front Yard, Squa  
Construction Concrete, Stucco, Wood Fram

**Additional Information**

Date Listed March 27th, 2025  
Days on Market 9  
Zoning M-C1

**Listing Details**

Listing Office Greater Property Group



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