



1338 34 Street SE
Calgary, Alberta

MLS # A2290804



\$399,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,270 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: n/a

Exceptional investment opportunity in Radisson Heights! This illegally suited half duplex offers 1,270 sq ft above grade with a 3-bedroom upper suite and a 1-bedroom lower illegal suite, providing excellent potential for two separate units. The upper suite features a spacious layout with three well-sized bedrooms, a bright living area, and functional kitchen and dining space. The illegal basement suite includes its own private living space, offering flexibility for a second living space. A single attached garage adds further value and convenience for occupants. Situated in the established community of Radisson Heights, the property is close to parks, schools, transit, and the amenities of 17th Avenue SE, a location that continues to see strong rental demand due to its proximity to downtown and major transportation routes. The home is largely in original condition, creating an ideal value-add opportunity for investors looking to renovate, increase rents, and build equity. Whether you're expanding your rental portfolio, seeking a property with strong income potential, or looking for a renovation project with upside, this property offers excellent long-term investment potential.