



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1826 34 Avenue SW
Calgary, Alberta

MLS # A2344346



\$1,299,900

Division:	South Calgary		
Type:	Commercial/Multi Family		
Style:	-		
Size:	2,831 sq.ft.	Age:	1954 (72 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.09 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Incredibly maintained inner-city fourplex available in the heart of Marda Loop! This fully rented out 2,831.09 sq ft property presents an excellent opportunity for investors looking for a revenue-producing asset in one of Calgary's most sought-after and vibrant communities. The property consists of three 2-bed 1-bath units and one 1-bed 1 - bath unit, each offering bright and inviting living spaces, with secure building access providing added peace of mind for residents. Situated in South Calgary one block from 33rd Ave, this property is surrounded by an exceptional selection of shops, restaurants, services, boutiques, parks and green spaces, creating an incredibly convenient and desirable pedestrian-friendly neighbourhood. This is a great investment in a bustling area is known for its walkability and easy access for pedestrians, cyclists, transit users and vehicle traffic. Proximity to major thoroughfares provides quick access throughout the city and to the Downtown Core. With a solid foundation for continued rental demand. Whether you're looking to expand your investment portfolio, establish a foothold in Marda Loop, or secure a property to hold for years to come, this is an opportunity not to be missed.