

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

MLS® #A2201853

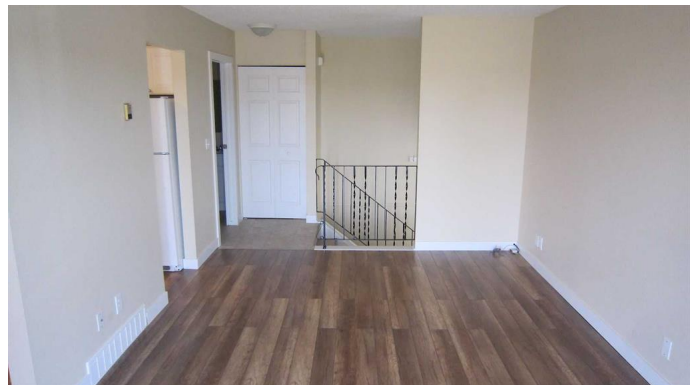
\$969,000

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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