\$1,400,000 - 1826 34 Avenue Sw, Calgary

MLS® #A2263094

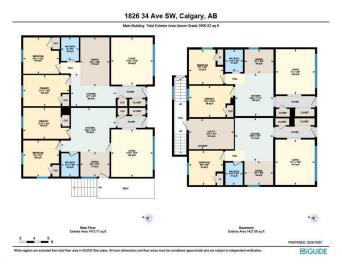
\$1,400,000

7 Bedroom, 4.00 Bathroom, 1,474 sqft Residential on 0.09 Acres

South Calgary, Calgary, Alberta

Exceptional investment and development opportunity in the heart of highly sought-after South Calgary, just steps to Marda Loop. This full duplex offers four separate rental units, each with private entrances and designated off-street parking. The property generates strong income potential today and holds future redevelopment value, with plans for a new build similar to the modern infills on the other side available upon request. Both upper units feature 2 bedrooms and 1 bathroom with bright, well-designed layouts, large south-facing living room windows and white kitchens that open to adjacent dining areas. Each includes private outdoor space, front patios ideal for morning coffee in the sun and one with a side deck perfect for barbecues. The two lower-level illegal suites offer additional flexibility, with one 2-bedroom and one 1-bedroom layout, each complete with a full kitchen, 3-piece bath and comfortable living area. Separate entrances provide privacy and convenience for tenants. Parking is easily accessible from the rear lane, accommodating multiple vehicles. Located within walking distance to the vibrant shops, cafés, and award-winning restaurants of Marda Loop and 17th Avenue, as well as nearby parks, tennis courts, and the South Calgary outdoor pool. Enjoy easy access to downtown, Mount Royal University, and major routes including Crowchild and Glenmore Trails. This unbeatable location offers the best of both worlds, strong rental demand today with







redevelopment potential for tomorrow.

Built in 1954

Essential Information

MLS® # A2263094

Price \$1,400,000

Bedrooms 7

Bathrooms 4.00

Full Baths 4

Square Footage 1,474

Acres 0.09

Year Built 1954

Type Residential

Sub-Type Duplex

Style Side by Side, Bi-Level

Status Active

Community Information

Address 1826 34 Avenue Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta

Postal Code T2T 2B8

Amenities

Parking Spaces 4

Parking Off Street

Interior

Interior Features See Remarks, Separate Entrance, Soaking Tub, Storage

Appliances Dryer, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features Private Entrance, Private Yard Lot Description Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 9th, 2025

Days on Market 10

Zoning M-C1

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.