



Calgary-C-South Calgary  
2024 34 Avenue SW

LP \$ 719,000  
MLS #: C3551258

Status:	<b>Active</b>	Type:	Residential Detached Single Family
DOM:	95	Style:	1 and Half Storey
Rms Abv Gd:	3	Year Built:	1910
Bedrms:	Above: 3/Ttl: 3	Basement:	Full
Full/Half Baths:	/1	Bsmnt Dev:	Unfinished
Tot Flr SqFt:	1011.82	Total Sq M:	94.0

Rare opportunity to own your own business in this fabulous location in the heart of Marda Loop's business district. This professionally renovated business dwelling features 2 upper level offices, new shatterproof windows, new electrical wiring throughout with CAT5, CAT6, coaxial and phone lines, surge protection for entire building, a full undeveloped basement great for storage, new walls, wired for media with ceiling speakers, new kitchenette with bar/wine fridge and sink, and new large two piece bathroom for staff/clients. With large south facing front window sun shines in the window all day long. Other features: meets all current City of Calgary Bylaws, has fire resistant doors, new roof 2009, main floor and attic insulated, commercial grade laminate flooring, security system, 2 car heated garage and more. Unlimited potential for you to turn this into your dream business adventure whether it's an art gallery, boutique clothing store, or specialty type store. Must see this amazing opportunity.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:60 days	Negotiable		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	0	0	0	Occupancy:	Seller		Main:	94.0	1011.82
Enst Baths:		0	0	0	0	0				Uppr:		
Addl Rms:		Finish Levels: 2					Garage Dim:	24x24		AbGd:		
Fin Fpl/Rgh:		Fplc Fuel:					Elem Schl:			Lowr:		
Fireplace:							Middle Schl:			BIGd:		
Parking:	Double Garage Detached, Heated, Insulated						High Schl:			Total A.G:	94.0	1,011.82

Living Room:	Master Bdrm:	1x1	U
Dining Room:	Bedrm 2:	1x1	U
Kitchen:	Bedrm 3:	1x1	M
Family Room:	Bedrm 4:		
Den:			
Bonus Room:			

Flooring:	Hardwood, Linoleum	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Wood	Remodel:	See Remarks, Substantial, Windows
Site Influen:	Commercial, Fenced, Flat Site, Golf Nearby, Back Lane, Paved Lane, Landscaped, Playground Nearby, Public	Features:	Detectors Smoke, Patio, Porch, No Animal Home, No Smoking Home, Programmable Thermostat, Drapery Rods, Sunroom, Vinyl Windows
Goods Incl:	Blinds- Roll Up; Pull Down, Garage Control, Refrigerator	Amenities:	Cable TV Connection, Fenced, Parking-Visitor, Security Door, Workshop
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None  
Front Exposure: S

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/4			
Reg Size:				

Total Lot M2:	230.0	Lot Dimen:	
Frontage:	7.6	Lot Shape:	Rectangular
Depth:		Zoning:	C-COR1 f3.0h23
Conform:		Cnform Yr:	
		Front Expos:	S

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 8,951 - 2012	Local Improve	102