1806 34 Street SE

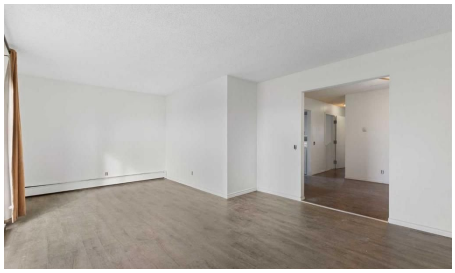
Calgary | Active | MLS® A2341713

$424,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1977**	**1,009.54 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Fantastic opportunity in the established community of Southview! This bi-level half duplex offers 4 bedrooms, 2 full bathrooms and excellent investment potential with a legal basement suite. The main level features a spacious living room, a dedicated dining area, a full kitchen, two bedrooms and a 4-piece bathroom. The fully finished legal basement suite has its own separate entrance, full kitchen, two additional bedrooms, a second 4-piece bathroom and a large recreation room. There are two thermostats for heat, however the breaker box is in one of the downstairs bedrooms. With separate laundry facilities on both levels, this property is well suited for investors seeking rental income or homeowners looking to offset their mortgage.

Outside, enjoy a generous front yard and a large fenced backyard, complete with a storage shed and convenient rear lane access. Ideally located close to parks, playgrounds, schools, shopping and everyday amenities, this property offers flexibility, functionality and income potential in an established Calgary neighbourhood. Whether you're looking to expand your investment portfolio or live upstairs while generating rental income downstairs, this Southview property is worth a closer look!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341713
Bedrooms	4
Bathrooms	2
Year Built	1977
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	1,009.54 sq. ft.

Main Level Finished Area:	68.02 sq. ft.
Upper Level Finished Area:	941.52 sq. ft.
Below Grade Finished Area:	861.04 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	West
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1977 (Age: 49)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5682GI
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, On Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Kitchen, Laundry Room, Lower Level, Main Level
City Quadrant:	Southeast
Community:	Southview (Calgary)
Appliances:	Dryer, Electric Stove, Range Hood, Refrigerator, See Remarks, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Bedroom · 11'4" × 10'4" ·
Main Floor	Bedroom · 10'4" × 8'5" ·
Main Floor	Dining Room · 11'3" × 9'1" ·
Main Floor	Kitchen · 14'1" × 8'7" ·
Main Floor	Living Room · 20'3" × 13'2" ·
Basement	Bedroom · 12'1" × 9'8" ·
Basement	Bedroom · 9'3" × 8'2" ·
Basement	Game Room · 24'2" × 19'3" ·
Basement	Storage · 5'9" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Separate Entrance, Track Lighting
Exterior Features:	Balcony

Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, City Lot, Rectangular Lot
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	M-C1
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1806-34-street-se-calgary-a2341713/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 27, 2026 at 06:05 AM (UTC)

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.