458 34 Avenue NW

Calgary | Active | MLS® A2350284

$550,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1949**	**760.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Attention Investors & Builders | Corner Lot | Inner City | Prime Location | Close to Schools, Parks & Playgrounds | Easy Downtown Commute This property presents an excellent redevelopment opportunity in the desirable community of Highland Park. Situated on a corner lot with R-C2 zoning (14.39 x 36.57), it is ideally positioned for multi-family development, with numerous similar projects already transforming the surrounding corridor. This is a judicial listing-no representations or warranties are provided. Only unconditional offers will be considered.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350284
Bedrooms	1
Bathrooms	1
Year Built	1949
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	760.1 sq. ft.
Acreage:	No
Lot Area:	5,586 sq. ft.
Lot Frontage:	46'1¼"
Front Exposure:	South
Levels:	One

Total Rooms Above Grade:	5
Year built:	1949 (Age: 77)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	3674S
Heating:	See Remarks
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	See Remarks
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Wood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	See Remarks
City Quadrant:	Northwest

Community:	Highland Park (Calgary)
Appliances:	None
Inclusions:	none
Restrictions:	None Known
Main Floor	Bedroom - Primary · 11'11" × 11'5" ·
Main Floor	Living Room · 16'4" × 11'6" ·
Main Floor	Kitchen · 8'7" × 5'10" ·
Main Floor	Dining Room · 12'2" × 6' ·
Main Floor	Kitchen · 10'9" × 5'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-c2
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/458-34-avenue-nw-calgary-a2350284/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.