# \$895,000 - 39 34 Avenue Sw, Calgary

MLS® #A2244410

# \$895,000

3 Bedroom, 2.00 Bathroom, 806 sqft Residential on 0.18 Acres

Parkhill, Calgary, Alberta

NEW PRICE! EVERTHING YOU SEE (FUNITURES AND DECORS) INSIDE AND OUT IN THE HOUSE INCLUDED IN THE SALE!

One of the largest remaining lots in Parkhillâ€"nearly 8,000 sq (approx 44FT X200FT)ft of sunny, south-facing ridge land, safely above the flood zone.

This charming, century-old home comes fully furnishedâ€"everything you see inside and out is included!

# Flexible Options:

- Move in and enjoy as-is
- -Rent short- or long-term
- Hold the land while planning for redevelopment(subject to city By Laws and permits approval).

Top Inner-City Location:

Walk to the Elbow River, Stanley Park, Stampede Park, C-Train, MNP Centre, Mission District, and top-rated schools (Rideau Park K–9 & Western Canada High).

### Notable Updates & Features:

- -Updated electronics (~3 years)
- -Air conditioner (~3 years old)
- -9 ft ceilings on the main floor
- -Mostly newer windows
- New Egress window in basement
- -Newer basement bathroom
- -Main sewer line replaced (2023)



39 34 Ave SW



- Backyard with basketball court, sitting area & newer fencing
- -Lot split potential for laneway home or redevelopment (subject to City By laws and permits approval)

A rare mix of historic charm, modern updates, and future opportunity in one of Calgary's most sought-after neighbourhoods.

Don't miss this one!

#### Built in 1910

### **Essential Information**

MLS® # A2244410
Price \$895,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 806
Acres 0.18
Year Built 1910

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 39 34 Avenue Sw

Subdivision Parkhill
City Calgary
County Calgary
Province Alberta
Postal Code T2S2Y9

# **Amenities**

Parking Spaces 2

Parking Driveway, Parking Pad

# of Garages 2

### Interior

Interior Features No Smoking Home, Master D

Appliances Dishwasher, Central Air Co

Oven, ENERGY STAR Quali

Appliances, Electric Stove

Heating Forced Air, Natural Gas

Cooling Sep. HVAC Units

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Features Basketball Court, Covered Courtyard, Courtyard, Dog Run, Garden,

Private Yard

Lot Description Landscaped, Back Lane, Brush, City Lot, Dog Run Fenced In, Garden,

Gazebo, No Neighbours Behind, Private

Roof Asphalt Shingle

Construction Concrete, Stucco, Unknown

Foundation Poured Concrete

### **Additional Information**

Date Listed August 1st, 2025

Days on Market 79

Zoning R-CG

# **Listing Details**

Listing Office Grand Realty

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