# \$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

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.

## 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)
- 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.



39 34 Ave SW



#### 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 Master Downstairs, No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Stove, Central Air Conditioner, Built-In Electric

Range, Built-In Oven, ENERGY STAR Qualified Dishwasher, ENERGY

**STAR Qualified Appliances** 

Heating Forced Air, Natural Gas

Cooling Sep. HVAC Units

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Private Yard, Basketball Cou

Garden

Lot Description Landscaped, Back Lane, Bru

Gazebo, No Neighbours Beh

Roof Asphalt Shingle

Construction Concrete, Stucco, Unknown

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 1st, 2025

Days on Market 95

Zoning R-CG

## **Listing Details**

Listing Office Grand Realty

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