

\$679,900 - 2635 34 Avenue Nw, Calgary

MLS® #A2243845

\$679,900

3 Bedroom, 1.00 Bathroom, 1,146 sqft

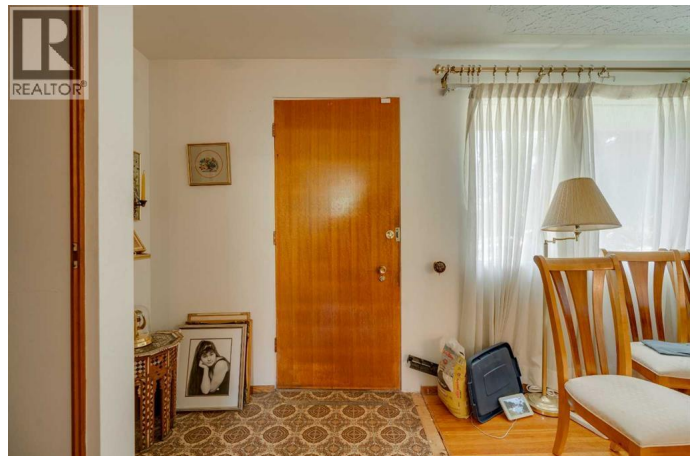
Single Family on 0.12 Acres

Charleswood, Calgary, Alberta

Welcome to 2635 34 Avenue NW. Situated in one of Calgary's most sought-after neighborhoods, this charming bungalow offers exceptional value and versatility just steps from top-rated schools, grocery stores, restaurants, Starbucks, and the Brentwood C-Train station. Whether you're searching for a comfortable family home, an income-generating property, land bank, or new construction in a high-demand area, this home checks all the boxes. Set on a southwest-facing lot, the property boasts a landscaped and fenced backyard with mature trees, alley access, and a single detached garage. A partially completed raised deck with durable composite boards provides the perfect outdoor space for relaxing or entertaining. Inside, the main floor offers a bright and spacious living room, original hardwood flooring, three well-sized bedrooms, a full 4-piece bathroom, and the convenience of main floor laundry. The layout is both practical and inviting, ideal for families or tenants. Additional features include: a newer roof on the main house (garage excluded), decent lot size, offering space and flexibility, located in a vibrant, walkable community with excellent transit access. This property is a rare blend of location, livability, and future potential. (id:6289)

Built in 1960

Essential Information



Listing #	A2243845
Price	\$679,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,146
Acres	0.12
Year Built	1960
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2635 34 Avenue Nw
Subdivision	Charleswood
City	Calgary
Province	Alberta
Postal Code	T2L0V4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

RE/MAX First



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