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

MLS® #A2244410

\$895,000

3 Bedroom, 2.00 Bathroom, 806 sqft Single Family 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. 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 Kâ€"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.Don't miss this one! (id:6289)

Built in 1910

Essential Information

Listing # A2244410



< 39 34 Ave SW



Price \$895,000

Bedrooms 3

Bathrooms 2.00

Square Footage 806

Acres 0.18

Year Built 1910

Type Single Family

Sub-Type Freehold

Style Bungalow

Community Information

Address 39 34 Avenue Sw

Subdivision Parkhill

City Calgary

Province Alberta

Postal Code T2S2Y9

Amenities

Amenities Park, Playground, Schools, Shopping

Features Back lane, No neighbours behind, No Animal Home, No Smoking Home,

Gazebo

Parking Spaces 2

Parking Parking Pad

Interior

Appliances Range - Electric, Dishwasher, Stove, Oven - Built-In

Heating Natural gas Forced air

Cooling See Remarks

of Stories 1

Has Basement Yes

Exterior

Exterior Concrete, Stucco

Exterior Features Garden Area, Landscaped

Construction Poured concrete
Foundation Poured Concrete

Listing Details

Listing Office Grand Realty





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