

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

MLS® #A2244410

**\$895,000**

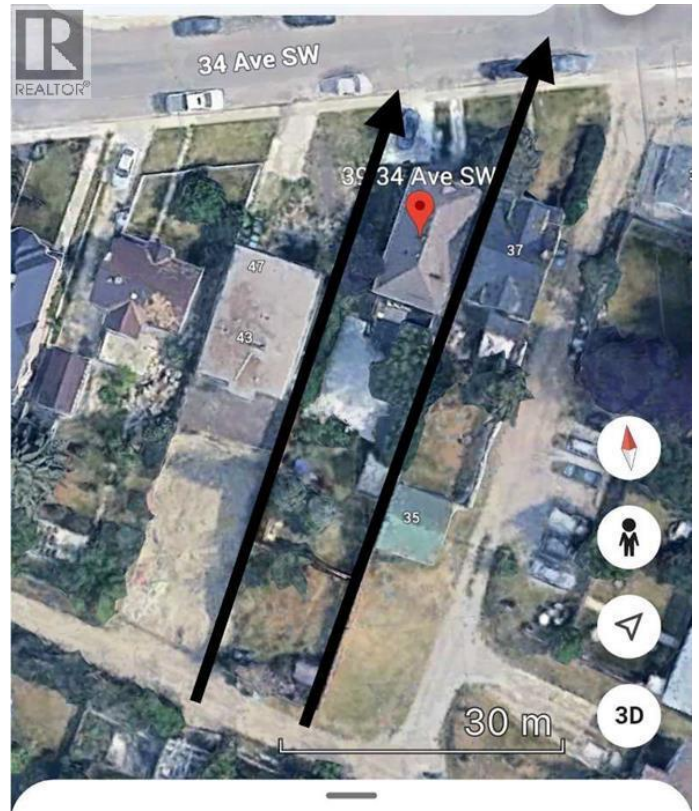
3 Bedroom, 2.00 Bathroom, 806 sqft  
Single Family on 0.18 Acres

Parkhill, Calgary, Alberta

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

One of the largest remaining lots in Parkhill—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 furnished—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&#8201;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



< 39 34 Ave SW



## Essential Information

Listing #	A2244410
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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