

# \$689,000 - 1048 39 Avenue Nw, Calgary

MLS® #A2259464

**\$689,000**

3 Bedroom, 2.00 Bathroom, 1,059 sqft  
Single Family on 0.14 Acres

Cambrian Heights, Calgary, Alberta

Welcome to Cambrian Heights, a mature and highly desirable inner-city neighbourhood known for its quiet streets, established trees, and quick access to schools, shopping, parks, and major routes. This classic 1,059 sq. ft. air-conditioned bungalow has been lovingly held by the same family for 65 years and is now ready for its next chapter. The main floor features original hardwood floors, a bright living and dining area, three bedrooms, and a full four-piece bathroom. Downstairs provides a flexible layout with a recreation room, kitchen, three-piece bath, and two additional rooms—perfect for hobbies, a home office, or extended living space. Set on a fully fenced lot surrounded by mature trees, the property also includes a 655 square foot oversized, double garage with double doors and a covered carport, allowing parking for up to four vehicles. The covered, screened-in patio provides three seasons of private indoor/outdoor living space. Unique to this home, it sides and backs onto two separate back alleys, giving added flexibility of access for any future plans. While the restrictive covenant in place protects the character of the street and neighbourhood from overdevelopment, the R-CG zoning offers the possibility of a duplex or other redevelopment options, subject to required City of Calgary approvals. With solid bones and endless possibilities, this property is an excellent opportunity to create something special in one of Calgary's most established northwest



communities. \*\*\*Please note that some photos have been virtually staged to show the potential use of each room/area\*\*\* (id:6289)

Built in 1958

### Essential Information

Listing #	A2259464
Price	\$689,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,059
Acres	0.14
Year Built	1958
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	1048 39 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
Province	Alberta
Postal Code	T2K0E1

### Amenities

Amenities	Schools, Shopping
Parking Spaces	4
Parking	Carport, Detached Garage
# of Garages	3

### Interior

Appliances	Washer, Refrigerator, Water softener, Range - Electric, Dryer, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      CIR Realty



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