

\$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 Parkhill—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) .

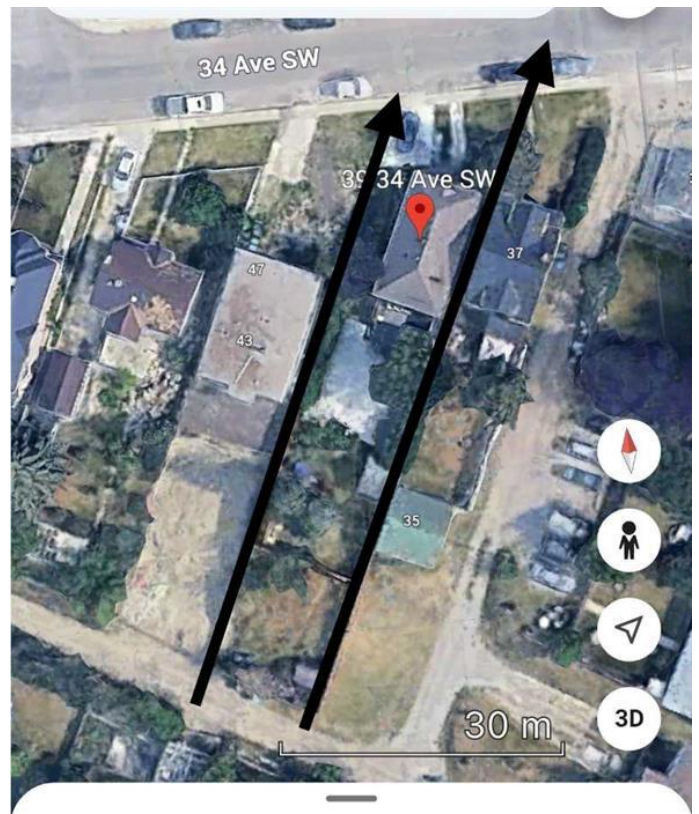
Top Inner-City Location:

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



Don't miss this one!

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 Court, Garden
Lot Description	Landscaped, Back Lane, Brick Gazebo, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Unknown
Foundation	Poured Concrete



Additional Information

Date Listed	August 1st, 2025
Days on Market	111
Zoning	R-CG

Listing Details

Listing Office	Grand Realty
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