

# \$935,000 - 39 34 Avenue Sw, Calgary

MLS® #A2244410

**\$935,000**

3 Bedroom, 2.00 Bathroom, 806 sqft

Residential on 0.18 Acres

Parkhill, Calgary, Alberta

OPEN HOUSE ON Saturday (AUG 2nd ) from 11AM to 2PM . EVERYTHING YOU SEE (FUNITURES AND DECORS) INSIDE AND OUT IN THE HOUSE INCLUDED IN THE SALE!

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!

Built in 1910

### Essential Information

MLS® #	A2244410
Price	\$935,000
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	No Animal Home, No Smoking Home, Master Downstairs
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Built-In Electric Range, ENERGY STAR Qualified Dishwasher
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Covered Courtyard, Garden, Private Yard, Basketball Court, Dog Run
Lot Description	Back Lane, City Lot, Garden, Landscaped, No Neighbours Behind, Private, Brush, Dog Run Fenced In, Gazebo
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Unknown
Foundation	Poured Concrete

## Additional Information

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

## Listing Details

Listing Office	Grand Realty
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