

# \$749,900 - 2636 34 Avenue Nw, Calgary

MLS® #A2238888

**\$749,900**

5 Bedroom, 2.00 Bathroom, 1,069 sqft

Residential on 0.12 Acres

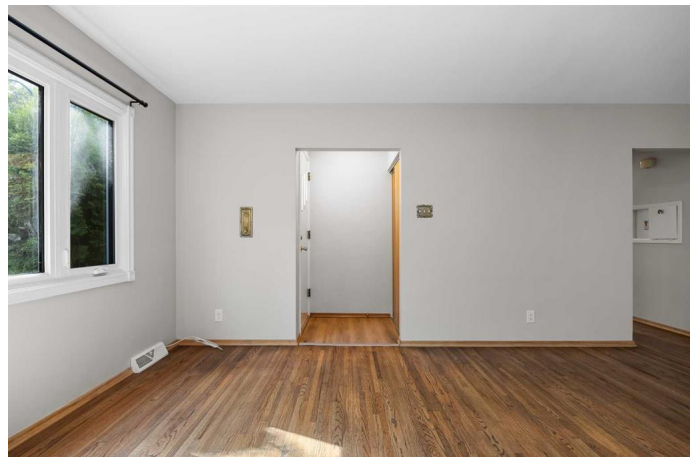
Charleswood, Calgary, Alberta

Live, Work & Play: Walking Distance to All Amenities from This Incredible Northwest NW Home!

This wonderful Bungalow is situated in a Prime Location, offering over 2,000 sq.ft. of developed living space and exceptional walkability, just steps from schools, shopping, a supermarket, Starbucks, and the Brentwood C-Train station. Whether you're seeking a solid investment property or a flexible home with income potential, this versatile bungalow fits the bill. The main floor features a bright and spacious Living room, three good-sized bedrooms, and a full 4-piece bathroom. The fully finished basement, with a separate entry, includes two additional bedrooms and a 4-piece bath, perfect for extended family, guests, or rental potential. Outside, enjoy a landscaped and fenced backyard with back lane access, mature trees, and an oversized single detached garage. The oversized single detached garage offers plenty of space for storage, hobbies, or keeping your vehicle warm during the winter. Whether you're looking for a comfortable family home, an income property, or a smart investment in a high-demand area, this property delivers on location, space, and long-term value. Don't miss out on this opportunity!

Built in 1961

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2238888    |
| Price          | \$749,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,069       |
| Acres          | 0.12        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2636 34 Avenue Nw |
| Subdivision | Charleswood       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2L 0V5           |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 1                                 |
| Parking        | Oversized, Single Garage Detached |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance             |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Exterior Entry, Finished, Full                                 |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Wood                                              |
| Construction      | Stucco, Wood Frame                                |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 10th, 2025  
Days on Market        38  
Zoning                      R-CG

**Listing Details**

Listing Office            Jessica Chan Real Estate & Management Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.