

# \$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.

This charming, century-old home comes fully furnished—everything you see inside and out is included!

Flexible Options:

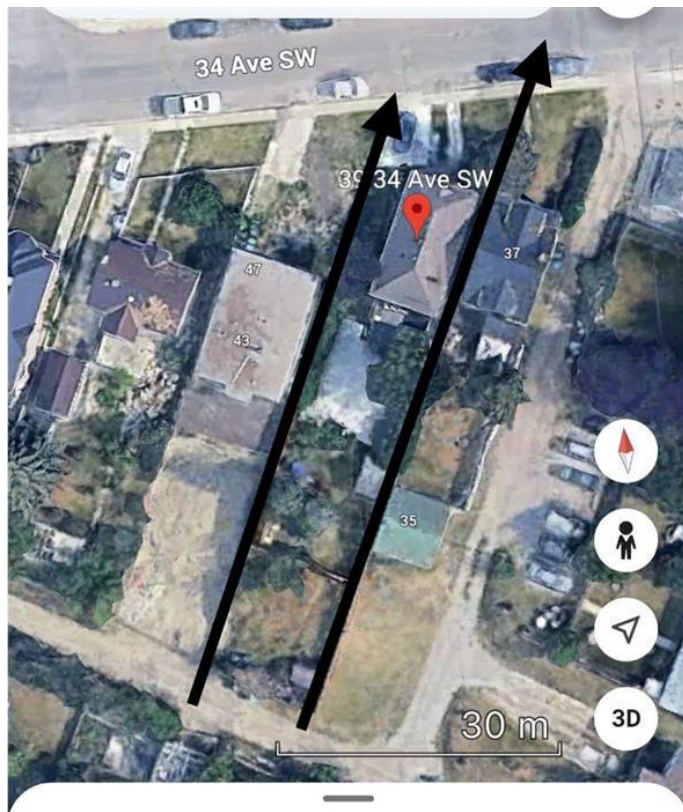
- Move in and enjoy as-is
- Rent short- or long-term
- Hold the land while planning for redevelopment(subject to city By Laws and permits approval ) .

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&#8209;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



< 39 34 Ave SW



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	\$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	No Animal Home, No Smoking Home, Master Downstairs
Appliances	Built-In Electric Range, Built-In Oven, Central Air Conditioner,

Dishwasher, Electric Stove  
ENERGY STAR Qualified Ap  
Heating Forced Air, Natural Gas  
Cooling Sep. HVAC Units  
Has Basement Yes  
Basement Full



## Exterior

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

## Additional Information

Date Listed August 1st, 2025  
Days on Market 90  
Zoning R-CG

## Listing Details

Listing Office Grand Realty

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