

MLS® #A2244410

3 Bedroom, 2.00 Bathroom, 806 sqft  
Residential on 0.18 Acres

Parkhill, Calgary, Alberta

NEW PRICE ! EVERYTHING YOU SEE  
(FUNITURES AND DECORS) INSIDE AND  
OUT IN THE HOUSE INCLUDED IN THE  
SALE!

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 furnishedâ€”everything you see inside and out is included!

### Flexible Options:

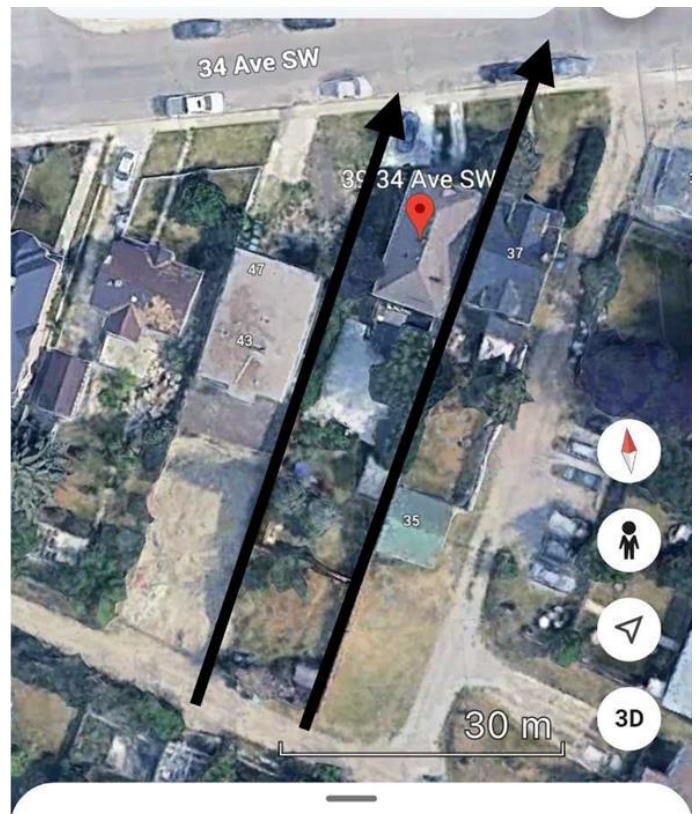
- Move in and enjoy as-is
- Rent short- or long-term
- Hold the land while planning for redevelopment(subject to city By Laws and permits approval ) .

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 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)



< 39 34 Ave SW



- 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          | \$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                                                                 |
| Appliances        | Built-In Oven, Central Air<br>Built-In Electric Range, ENERGY<br>STAR Qualified Appliances |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | Sep. HVAC Units                                                                            |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |



**Exterior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Dog Run, Garden, Private Yard, Basketball Court, Covered<br>Courtyard                            |
| Lot Description   | Back Lane, City Lot, Landscaped, No Neighbours Behind, Private,<br>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 | 49               |
| Zoning         | R-CG             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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