



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

39 34 Avenue SW
Calgary, Alberta

MLS # A2244410



\$895,000

Division:	Parkhill		
Type:	Residential/House		
Style:	Bungalow		
Size:	806 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Brush, City Lot, Dog Run Fenced In, Garden, Gazebo, Landscape		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Unknown	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Primary Downstairs		

Inclusions: Call listing agent for details.

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. Don't miss this one!