



GRASSROOTS
REALTY GROUP

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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:	Finished, 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.

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 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–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!