

# \$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:

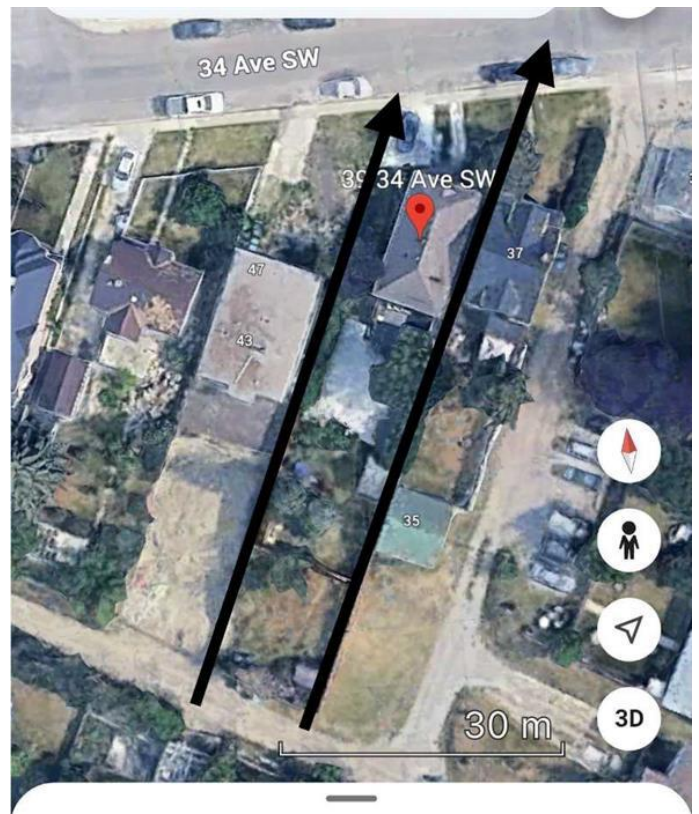
- Move in and enjoy as-is
- Rent short- or long-term
- Hold the land while planning for redevelopment(subject to city By Laws and permits approval ) .

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        | Parking Pad, Driveway |
| # of Garages   | 2                     |

**Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Master Downstairs                     |
| Appliances        | Dishwasher, Electric Stove, Central Air Conditioner, Built-In Electric |

|              |                                                        |
|--------------|--------------------------------------------------------|
|              | Range, Built-In Oven, ENERGY STAR Qualified Appliances |
| Heating      | Forced Air, Natural Gas                                |
| Cooling      | Sep. HVAC Units                                        |
| Has Basement | Yes                                                    |
| Basement     | Finished, Full                                         |



## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 84               |
| Zoning         | R-CG             |

## Listing Details

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

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.