

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 furnished—everything you see inside and out is included!

Flexible Options:

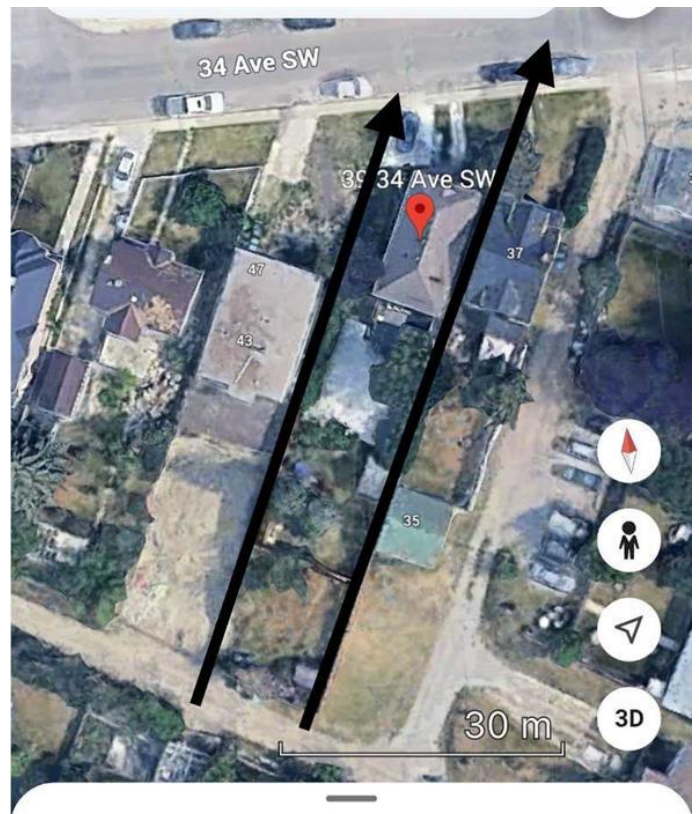
- Move in and enjoy as-is
- Rent short- or long-term
- Hold the land while planning for redevelopment(subject to city By Laws and permits approval) .

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 Kß9 & 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 Electric Range, Dishwasher, Electric Stove, ENERGY STAR Qualified Dis
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Finished, Full



Exterior

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

Additional Information

Date Listed	August 1st, 2025
Days on Market	70
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.