



- 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	59
Zoning	R-CG

Listing Details

Listing Office	Grand Realty
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