

# \$699,900 - 2635 34 Avenue Nw, Calgary

MLS® #A2243845

**\$699,900**

3 Bedroom, 1.00 Bathroom, 1,146 sqft

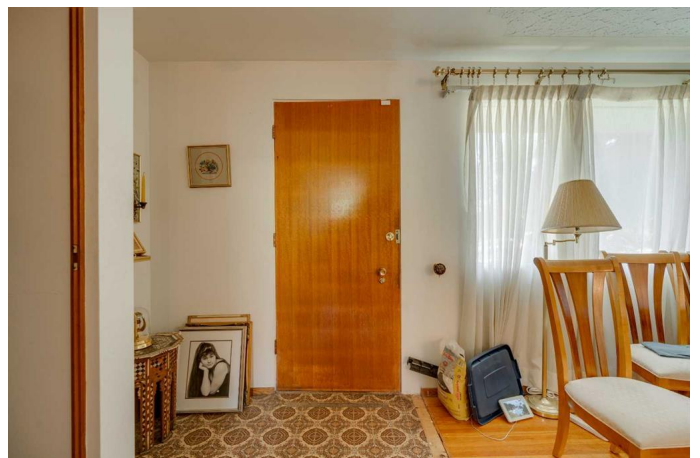
Residential on 0.12 Acres

Charleswood, Calgary, Alberta

Welcome to 2635 34 Avenue NW. Situated in one of Calgary's most sought-after neighborhoods, this charming bungalow offers exceptional value and versatility just steps from top-rated schools, grocery stores, restaurants, Starbucks, and the Brentwood C-Train station. Whether you're searching for a comfortable family home, an income-generating property, land bank, or new construction in a high-demand area, this home checks all the boxes. Set on a southwest-facing lot, the property boasts a landscaped and fenced backyard with mature trees, alley access, and a single detached garage. A partially completed raised deck with durable composite boards provides the perfect outdoor space for relaxing or entertaining. Inside, the main floor offers a bright and spacious living room, original hardwood flooring, three well-sized bedrooms, a full 4-piece bathroom, and the convenience of main floor laundry. The layout is both practical and inviting, ideal for families or tenants. Additional features include: a newer roof on the main house (garage excluded), decent lot size, offering space and flexibility, located in a vibrant, walkable community with excellent transit access. This property is a rare blend of location, livability, and future potential.

Built in 1960

## Essential Information



MLS® #	A2243845
Price	\$699,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,146
Acres	0.12
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2635 34 Avenue Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0V4

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 30th, 2025  
Days on Market        2  
Zoning                      R-CG

**Listing Details**

Listing Office            RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.