\$679,900 - 2635 34 Avenue Nw, Calgary

MLS® #A2243845

\$679,900

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.Â







Built in 1960

Essential Information

MLS® # A2243845 Price \$679,900

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, Unfinished, Partially Finished

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 78

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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