

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

MLS® #A2243845

**\$679,900**

3 Bedroom, 1.00 Bathroom, 1,146 sqft

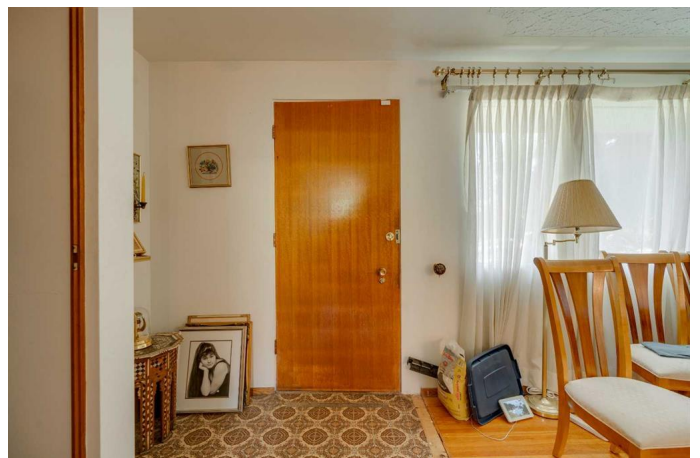
Residential on 0.12 Acres

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.

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, 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                50  
Zoning                              R-CG

**Listing Details**

Listing Office                    RE/MAX First

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