

2635 34 Avenue NW
Calgary, Alberta

MLS # A2243845

\$679,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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.