

# \$749,900 - 2636 34 Avenue Nw, Calgary

MLS® #A2238888

**\$749,900**

5 Bedroom, 2.00 Bathroom, 1,069 sqft

Residential on 0.12 Acres

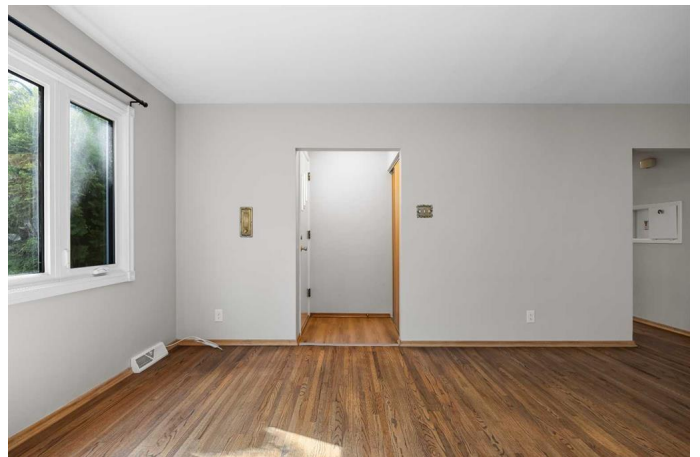
Charleswood, Calgary, Alberta

Live, Work & Play: Walking Distance to All Amenities from This Incredible Northwest NW Home!

This wonderful Bungalow is situated in a Prime Location, offering over 2,000 sq.ft. of developed living space and exceptional walkability, just steps from schools, shopping, a supermarket, Starbucks, and the Brentwood C-Train station. Whether you're seeking a solid investment property or a flexible home with income potential, this versatile bungalow fits the bill. The main floor features a bright and spacious Living room, three good-sized bedrooms, and a full 4-piece bathroom. The fully finished basement, with a separate entry, includes two additional bedrooms and a 4-piece bath, perfect for extended family, guests, or rental potential. Outside, enjoy a landscaped and fenced backyard with back lane access, mature trees, and an oversized single detached garage. The oversized single detached garage offers plenty of space for storage, hobbies, or keeping your vehicle warm during the winter. Whether you're looking for a comfortable family home, an income property, or a smart investment in a high-demand area, this property delivers on location, space, and long-term value. Don't miss out on this opportunity!

Built in 1961

## Essential Information



MLS® #	A2238888
Price	\$749,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.12
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2636 34 Avenue Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0V5

### **Amenities**

Parking Spaces	1
Parking	Oversized, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Wood
Construction	Stucco, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 10th, 2025  
Days on Market            2  
Zoning                      R-CG

**Listing Details**

Listing Office              Jessica Chan Real Estate & Management Inc.

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