\$689,000 - 1048 39 Avenue Nw, Calgary

MLS® #A2259464

\$689,000

3 Bedroom, 2.00 Bathroom, 1,059 sqft Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

***OPEN HOUSE - SATURDAY,
SEPTEMBER 27 - 3:00-5:00 PM*** Welcome
to Cambrian Heights, a mature and highly
desirable inner-city neighbourhood known for
its quiet streets, established trees, and quick
access to schools, shopping, parks, and major
routes. This classic 1,059 sq. ft.

air-conditioned bungalow has been lovingly held by the same family for 65 years and is now ready for its next chapter.

The main floor features original hardwood floors, a bright living and dining area, three bedrooms, and a full four-piece bathroom. Downstairs provides a flexible layout with a recreation room, kitchen, three-piece bath, and two additional roomsâ€"perfect for hobbies, a home office, or extended living space. Set on a fully fenced lot surrounded by mature

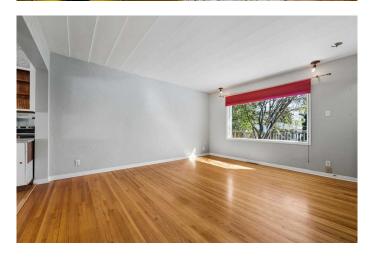
trees, the property also includes a 655 square foot oversized, double garage with double doors and a covered carport, allowing parking for up to four vehicles. The covered, screened-in patio provides three seasons of private indoor/outdoor living space. Unique to this home, it sides and backs onto two separate back alleys, giving added flexibility of access for any future plans.

While the restrictive covenant in place protects the character of the street and neighbourhood from overdevelopment, the R-CG zoning offers the possibility of a duplex or other redevelopment options, subject to required City of Calgary approvals.

With solid bones and endless possibilities, this







property is an excellent opportunity to create something special in one of Calgary's most established northwest communities.

Please note that some photos have been virtually staged to show the potential use of each room/area

Built in 1958

Essential Information

MLS® # A2259464 Price \$689,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,059 Acres 0.14 Year Built 1958

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 1048 39 Avenue Nw Subdivision Cambrian Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2K 0E1

Amenities

Parking Spaces 4

Parking Carport, Double Garage Detached

of Garages 2

Interior

Interior Features Laminate Counters

Appliances Central Air Conditioner, Dryer, Electric Range, Garage Control(s),

Refrigerator, Washer, Water Softener, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Front Yard, Private, Rectangular Lot

Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 24th, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office CIR Realty

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