

\$659,900 - 1048 39 Avenue Nw, Calgary

MLS® #A2271712

\$659,900

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.01 Acres

Cambrian Heights, Calgary, Alberta

OPEN HOUSE - SATURDAY, NOVEMBER 22 - 12:00-2:00 PM Welcome to Cambrian Heights, a mature, highly desirable inner-city neighbourhood celebrated for its quiet streets, established trees, and unbeatable 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 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 includes an illegal suite with a recreation room, kitchen, three-piece bath, and two additional rooms, offering a flexible layout ideal for hobbies, a home office, or extended living space. Set on a fully fenced 60' x 100' lot surrounded by mature trees, the property includes a 655 sq. ft. oversized double garage with double doors and a covered carport, providing parking for up to four vehicles. A covered, screened-in patio creates three seasons of private indoor/outdoor living. Adding to its uniqueness, the home sides and backs onto two separate back alleys, offering exceptional access and versatility for future plans. A restrictive covenant protects the established character of the street, while the R-CG zoning still allows for the possibility of a duplex or other redevelopment options—pending required City of Calgary approvals. With solid bones, thoughtful features, and endless potential, this property presents an outstanding opportunity



to create something special in one of Calgary's most cherished northwest communities. If you've been waiting for the right home or project in Cambrian Heights, this is your chance! Book your showing today.

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

Built in 1958

Essential Information

MLS® #	A2271712
Price	\$659,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.01
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	Alley Access, Carport, Double Garage Detached, Garage Faces Side
# 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	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	November 20th, 2025
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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