

\$684,000 - 1048 39 Avenue Nw, Calgary

MLS® #A2259464

\$684,000

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

*****OPEN HOUSE - SATURDAY, OCTOBER 18 - 12:00-2:00 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 rooms—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	\$684,000
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	25
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.