

\$799,649 - 952 39 Avenue Nw, Calgary

MLS® #A2127634

\$799,649

3 Bedroom, 2.00 Bathroom, 2,611 sqft
Residential on 0.15 Acres

Cambrian Heights, Calgary, Alberta

Location, Location, Location..... Fronting onto Queen's Park with a Downtown City View from the 2nd story balcony.....Come explore the old world Charms of Grandma's 2600ft2 HUGE Farm House in the CITY! As you walk up to the home you will be greeted by a Victorian STYLE VERANDA with a wrap around deck. Enjoy the serenity of the playground/park from the 2nd floor Sunny South facing Deck, A Massive Main Floor Primary Bedroom with a HUGE walk-in En-suite bathroom, Atrium Style Bonus room with built-in planters, a Gazebo dance floor and as Special Water Feature. A Library/Bedroom features a Heatilator Fireplace, built in Book cases, massive storage and entrance to a 2nd story Conservatory/greenhouse, a Hobby Room that can be converted into a 2nd floor bathroom, Multiple BASEMENTS with an OPEN Floor plan and a viewing window between them....? Storage closets everywhere, Private yard with mature landscaping with multiple gardens included. Double Garage is gas ready for a furnace, insulated with 220 amp wiring and RV parking too. Did you find Grandpa's Hidden Secret Man cave yet....?

Built in 1964

Essential Information

MLS® #	A2127634
Price	\$799,649



Sold Price	\$830,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,611
Acres	0.15
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	952 39 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0C9

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad, RV Access/Parking

Interior

Interior Features	Bookcases, Built-in Features, Crown Molding, No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick Facing, Family Room, Gas, Heatilator, Library, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Courtyard, Garden, Private Yard, Storage
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Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt
Construction	Brick, Mixed, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 3rd, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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