

**1048 39 Avenue NW**  
**Calgary, Alberta**

**MLS # A2259464**



**\$669,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cambrian Heights                     |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | Bungalow                             |               |                   |
| <b>Size:</b>     | 1,059 sq.ft.                         | <b>Age:</b>   | 1958 (67 yrs old) |
| <b>Beds:</b>     | 3                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Carport, Double Garage Detached      |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                            |               |                   |
| <b>Lot Feat:</b> | Front Yard, Private, Rectangular Lot |               |                   |

|                    |                                          |                   |      |
|--------------------|------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters                        |                   |      |

**Inclusions:** humidifier (as-is), basement appliances (electric range and refrigerator)

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\*\*\*