838 3 Avenue NW

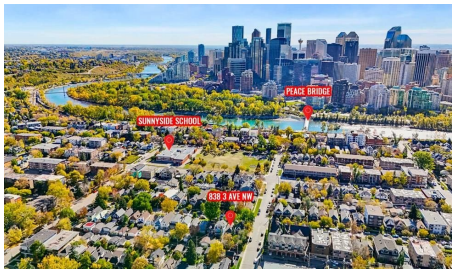
Calgary | Active | MLS® A2358579

$599,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1914**	**764 sq. ft.**

Your next move starts with a conversation.

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Listed by 2% Realty

A closer look

Flexible spaces and a walkable location-Sunnyside living with personality and possibility! This character bungalow offers the opportunity to embrace one of Calgary's most walkable inner-city lifestyles, where independent cafés, restaurants, green spaces, river pathways and downtown are all close to home. Behind its traditional gabled roofline, this detached home offers 764 sq. ft. on the main floor, plus an enclosed front porch, and a partially finished basement providing an additional 619 sq.ft. of living space.

Recently painted and professionally cleaned, this home is ready to welcome its next owners. Entering the property, the enclosed porch provides a practical spot for coats and shoes before you step into the open living and dining area, rich in period character. Hardwood floors, original doors, decorative floor vents, and a Victorian-style fireplace reflect the home's historic charm. The living and dining spaces flow together and benefit from a skylight bringing in additional natural light, with the adjoining kitchen featuring classic wood cabinetry, a gas cooktop, countertop oven, practical peninsula with counter seating and sliding patio doors to the rear deck, complete with a gas line for a BBQ.

The extended primary bedroom is a highlight. Its generous footprint and window-lined alcove capture views toward downtown Calgary, with room to create a home office, sitting area or reading nook. The second bedroom benefits from a walk-in closet. In the main bathroom, a clawfoot tub, vintage-style fixtures, pedestal sink and rich stained-wood trim celebrate the home's heritage appeal.

A winding hardwood staircase with traditional winder steps leads to the partially finished basement. The interconnected areas designated as a family room, recreation room and flex space, provide options for extra living space. With three windows, white walls and ceilings, the space is bright and just awaiting your own finishing touches. A second bathroom with a shower enclosure and adjacent open sink area, plus laundry, provides convenience. And a storage closet, cold storage closet, and mechnical room complete the basement space.

Important improvements include a new 100-amp electrical panel, newer roof and windows, and R60 attic insulation. **** Outside, enjoy the benefit of your own backyard, complete with a lawn, raised garden beds, and deck. Whether gardening or relaxing outdoors there's plenty of potential to make this space your own. A single detached garage adds everyday convenience.

And the location? Sunnyside C-Train Station and Sunnyside School are just one block away; McHugh Bluff and its off-leash dog park are two blocks away; and Kensington's 10th Street shops and restaurants, Riley Park and the Peace Bridge are three blocks away. Walk for coffee, cycle along the Bow River or head downtown without relying on your car.

Book a viewing and find out why this could be the smart move for you!

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2358579
Bedrooms	2
Bathrooms	2
Year Built	1914
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	764 sq. ft.
Below Grade Finished Area:	619 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	Southeast
Levels:	One
Total Rooms Above Grade:	5
Year built:	1914 (Age: 112)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)

Num Ensuite Baths:	0
Plan:	2448O
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Bathroom
City Quadrant:	Northwest
Community:	Sunnyside (Calgary)
Appliances:	Dishwasher, Gas Cooktop, Gas Dryer, Range Hood, Refrigerator, See Remarks, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known

Main Floor	Living Room · 12'2" × 9'7" ·
Main Floor	Kitchen · 11'8" × 9'7" ·
Main Floor	Dining Room · 10'5" × 8'1" ·
Main Floor	Bedroom - Primary · 14'7" × 9' ·
Main Floor	Bedroom · 8'4" × 7'11" ·
Basement	Family Room · 11'5" × 8'9" ·
Basement	Game Room · 20'10" × 9'1" ·
Basement	Flex Space · 11'6" × 9'4" ·
Basement	Laundry · 4'9" × 2'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Natural Woodwork, Skylight(s), Vinyl Windows
Exterior Features:	Fire Pit
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Nov 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/838-3-avenue-nw-calgary-a2358579/

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