\$424,900 - 3506 40 Avenue Sw, Calgary

MLS® #A2262969

\$424,900

3 Bedroom, 2.00 Bathroom, 1,000 sqft Single Family on 0.00 Acres

Rutland Park, Calgary, Alberta

Judicial Listing Alert: Rutland Park ComplexNestled within the sought-after community of Rutland Park, this well-maintained 12-unit complex presents a unique opportunity for discerning buyers. Offering an inner-city retreat, the property is conveniently located within walking distance of Mount Royal University, providing easy access to educational facilities and numerous amenities. With its advantageous proximity to downtown, residents will enjoy the best of urban living combined with the tranquility of a park-like setting, surrounded by mature trees. This particular unit features a charming garden door that opens from the living room to a private fenced yard, creating an ideal space for relaxation and outdoor entertaining. Additionally, the vaulted cedar ceilings enhance the aesthetic appeal, complemented by a skylight and large windows that flood the living area with natural light. The functional kitchen is conveniently designed for everyday use, while the lower-level master bedroom includes a practical two-piece en-suite, ensuring comfort and privacy. Encompassing a total of 1,400 square feet of living space, this home also offers two side-by-side parking stalls just outside the unit. While the property retains its original condition and may require some updates, its prime location and potential make it an attractive option for investment or personal residence. Location, location, locationâ€"this Rutland Park complex embodies it all. (id:6289)



Essential Information

Listing # A2262969
Price \$424,900

Bedrooms 3

Bathrooms 2.00

Half Baths 1

Square Footage 1,000 Acres 0.00 Year Built 1968

Type Single Family

Sub-Type Condominium/Strata

Style 4 Level

Community Information

Address 3506 40 Avenue Sw

Subdivision Rutland Park

City Calgary
Province Alberta
Postal Code T3E1E3

Amenities

Amenities Golf Course, Playground, Oth

Features See remarks, Other

Parking Spaces 2

Interior

Appliances Washer, Refrigerator, Oven

Window Coverings

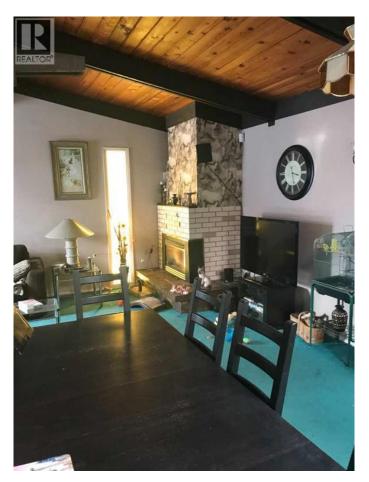
Heating Forced air

Cooling None
Fireplace Yes
of Fireplaces 1

Has Basement Yes

Exterior

Exterior Wood siding Exterior Features Landscaped





Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office Real Estate Professionals Inc.





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