

\$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 Complex**** Nestled 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, location—this Rutland Park complex embodies it all. (id:6289)



Built in 1968

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, Other
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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