

\$699,900 - 3519 34 Avenue Sw, Calgary

MLS® #A2264740

\$699,900

3 Bedroom, 2.00 Bathroom, 1,086 sqft
Single Family on 0.14 Acres

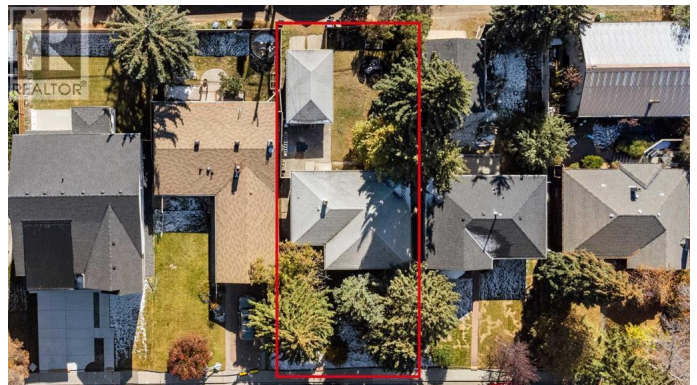
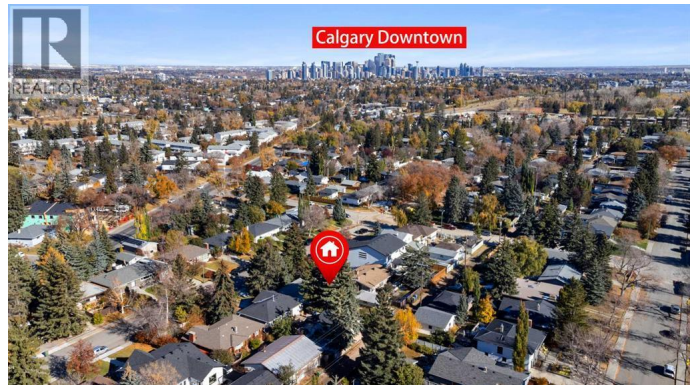
Rutland Park, Calgary, Alberta

Welcome to 3519 34 Avenue SW in the desirable community of Rutland Park. This charming bungalow sits on a spacious 50'—120 ft lot with R-CG zoning and a south-facing backyard, offering great potential for redevelopment or to enjoy as-is. Inside, the bright living room is filled with natural sunlight streaming through large rear windows, creating a warm and inviting atmosphere. The main floor features hardwood floors, an open layout, and two bedrooms. The finished basement includes a third bedroom, a large recreation room, a full bathroom, and a convenient separate rear entry—ideal for guests, family, or future suite potential (A secondary suite would be subject to approval and permitting by the city/municipality). Enjoy the sunny backyard for gardening, entertaining, or future expansion, complete with lane access and a detached garage. Located on a quiet, tree-lined street close to MRU, Marda Loop, schools, parks, and downtown, this property combines charm, functionality, and exceptional land value. (id:6289)

Built in 1956

Essential Information

Listing #	A2264740
Price	\$699,900
Bedrooms	3



Bathrooms	2.00
Square Footage	1,086
Acres	0.14
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3519 34 Avenue Sw
Subdivision	Rutland Park
City	Calgary
Province	Alberta
Postal Code	T3E0Z6

Amenities

Amenities	Park, Schools, Shopping
Features	Cul-de-sac, Treed, Back lane, Level
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Stove, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Metal, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	2% Realty
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