

\$899,900 - 3532 35 Avenue Sw, Calgary

MLS® #A2126576

\$899,900

5 Bedroom, 2.00 Bathroom, 1,141 sqft
Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

Welcome to 3532 35 Ave SW in the charming community of Rutland Park. This 3+2 Bed, two bath bungalow on a 50'x120' lot, features a unique mix of restored original features and modern updates. The main floor is impeccably decorated, with fresh paint, newer windows, recently added pot lighting, updated living, dining and kitchen light fixtures and beautifully refinished hardwood floors. The living room features an electric fireplace with a floating mantle, creating a warm and inviting space. The kitchen has been updated, with new appliances in 2023, a built-in wine rack, and large windows overlooking the fantastic backyard. Three bedrooms and a four-piece bath complete the main floor. The basement has an updated bathroom/laundry room with a wide-tiled floor and a glassed-in shower. The family room has a gas fireplace, built-in shelving, and newer LVP flooring. Two additional bedrooms complete the lower level, perfect for guests and an in-home office space. The utility room has extra storage, a newer high-efficiency furnace (2013), a new hot water tank (2024), a new electrical panel (2019) and a second refrigerator. The detached oversized double garage features new garage doors and is large enough for two cars, with built-in features including a workbench and shelving. The backyard has mature trees, a grassy area, and an ample patio space—a fabulous yard for entertaining and relaxing. Recent exterior upgrades to the home include paint, a new aggregate sidewalk



in front of the house, front and back doors, woodwork, spotlights, plus a soffit plug for outdoor string lighting. Inside, notable upgrades are paint, lighting, windows, flooring, the addition of the electric fireplace and mantle, appliances, spray foam insulation in the attic, and an electrical panel. Rutland Park is a quiet and friendly neighbourhood, with access to some of the city's best schools, quick access to Crowchild trail, and many greenspaces and pathways for outdoor recreation. All you need is the key!

Built in 1956

Essential Information

MLS® #	A2126576
Price	\$899,900
Sold Price	\$885,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,141
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3532 35 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1A3

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Closet Organizers, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 10th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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