

\$699,900 - 3008 34 Avenue Sw, Calgary

MLS® #A2131757

\$699,900

3 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0.15 Acres

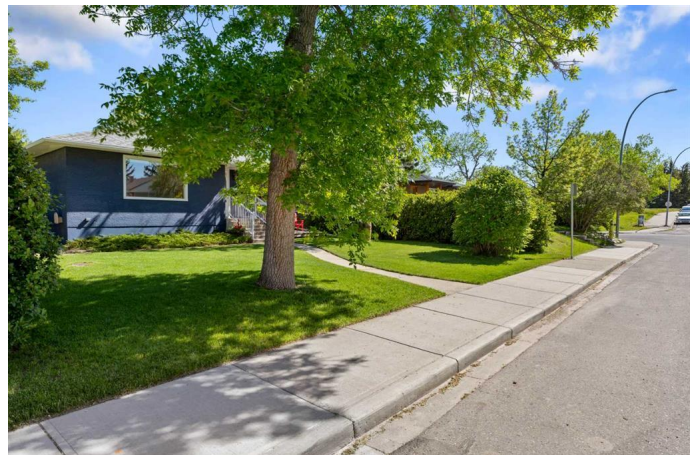
Rutland Park, Calgary, Alberta

PRICE REDUCED to Sell Today *Opportunity is knocking in Rutland Park. This oversized lot is 6350 sq ft and 53 foot wide . Also has alley access and is conveniently located. This cozy bungalow has been well cared for and is move-in ready or is fantastic for future development. There are gleaming hardwood floors through-out the main, updated "IKEA" kitchen with stainless appliances, 2 well sized bedrooms & a renovated 4-piece bath. The basement is fully developed with a third bedroom, full bath and another spacious family room. The Private back yard is welcoming with the large wood deck, hot tub, and is fenced and landscaped which makes for an inviting entertainment space. This property is conveniently located just minutes to downtown, Mount Royal University, Westhills and Marda Loop.

Built in 1955

Essential Information

MLS® #	A2131757
Price	\$699,900
Sold Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,112
Acres	0.15



Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3008 34 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0Y9

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Off Street, On Street, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2024
Date Sold	August 13th, 2024

Days on Market	63
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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