

\$1,049,900 - 3147 35 Avenue Sw, Calgary

MLS® #A2142348

\$1,049,900

4 Bedroom, 4.00 Bathroom, 2,103 sqft

Residential on 0.08 Acres

Rutland Park, Calgary, Alberta

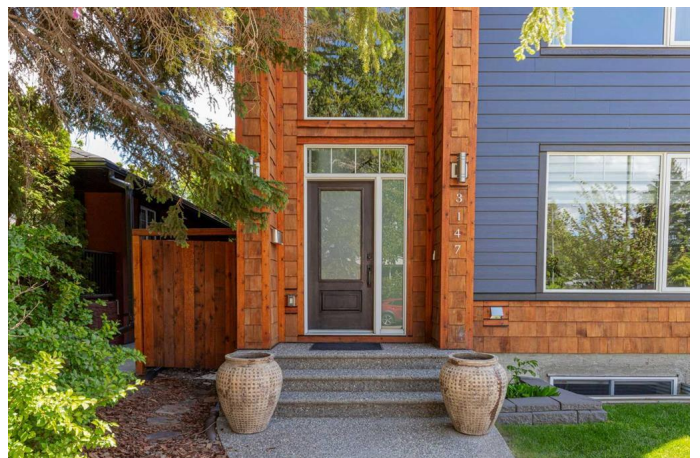
****Price reduced by \$75,100!!**** Nestled in the heart of Rutland Park, an exquisite high end duplex. This stunning residence perfectly blends modern elegance with cozy comfort, offering an unparalleled living experience for discerning buyers.

Step into this meticulously designed home and be greeted by an inviting open-concept layout that exudes warmth and sophistication. The spacious living area boasts large windows that flood the space with natural light, highlighting the gleaming hardwood floors and designer lighting throughout. The gourmet kitchen is a chef's dream, featuring high-end stainless steel appliances, brazilian quartz countertops, a large center island, an amazing hidden pantry and abundant cupboard space.

Adjacent to the kitchen, the dining area is perfect for hosting intimate dinners or large gatherings, with easy access to the outdoor patio and low maintenance backyard.

Upstairs, the luxurious master suite offers a serene retreat with coffered ceilings a walk-in closet and a spa-like ensuite bathroom, complete with a deep soaking tub, a glass-enclosed steam shower, double vanities and heated floors. Two additional generously sized bedrooms, a well-appointed main bathroom and functional laundry room complete the upper level, providing ample space for family and guests.

The fully finished basement adds valuable living space, featuring a cozy family room with wet bar, a fourth bedroom, additional full



bathroom and wine room –perfect for entertaining. Double detached garage with 10 ft ceilings and 100 amp service. Home is built with web joists, allowing greater open spans ensuring less sound and with roxul sound proofing in the partition walls.

Enjoy proximity to top-rated schools, parks, shopping, and dining options, all within a short distance. Commuters will appreciate the easy access to major roadways and public transportation, making downtown Calgary just minutes away.

Built in 2015

Essential Information

MLS® #	A2142348
Price	\$1,049,900
Sold Price	\$1,035,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,103
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3147 35 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2P5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	August 30th, 2024
Days on Market	72
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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