

\$679,900 - 3744 Kerrydale Road Sw, Calgary

MLS® #A2153430

\$679,900

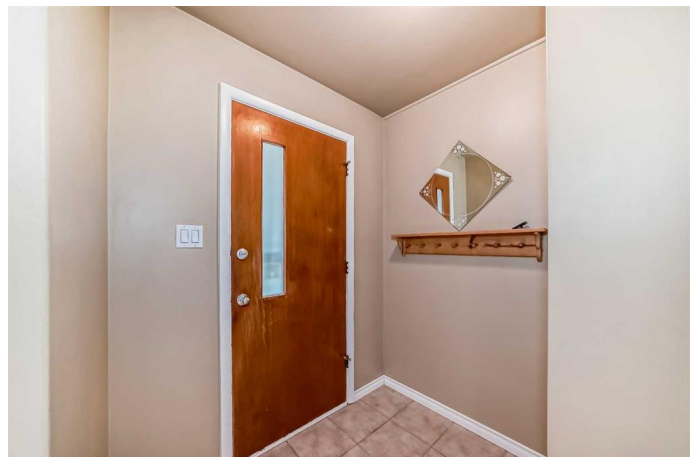
5 Bedroom, 2.00 Bathroom, 1,191 sqft

Residential on 0.11 Acres

Rutland Park, Calgary, Alberta

Inner city bungalow with endless possibilities for investors, developers, and homeowners! Welcome home to 3744 Kerrydale Rd SW in desirable Rutland Park! Featuring 3 bedrooms and 1 bathroom on the main level, hardwood flooring throughout the upstairs, and a large bright kitchen with sliding doors to the balcony area. The spacious living area includes a sunny bay window and fireplace with beautiful stonework. The dining space is conveniently located just off the kitchen for functional entertaining. The basement is developed and features open recreation space, an additional bedroom, a den, a full bathroom, and laundry/storage/utility rooms. The double attached garage offers entry to the home at the basement level with a mudroom transition area. Outdoors you will find the large front yard with mature trees and fenced backyard. Additional parking space large enough to accommodate an RV is located beside the garage. Centrally located in quiet Rutland Park, minutes from Mount Royal University, Marda Loop & Currie Barracks amenities, a short commute downtown, and close to schools, parks, and the local community centre. This home offers amazing opportunities for investment, renovation, and development and sits on prime corner R-C2 zoned lot – existing renovation plans for the whole house are available upon request. Book your viewing today!

Built in 1957



Essential Information

MLS® #	A2153430
Price	\$679,900
Sold Price	\$679,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,191
Acres	0.11
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3744 Kerrydale Road Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4T2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 6th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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