

\$885,000 - 3311 34 Avenue Sw, Calgary

MLS® #A2157007

\$885,000

3 Bedroom, 2.00 Bathroom, 1,383 sqft

Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

Lovingly cared for inner city bungalow located on a quiet tree lined street in popular RUTLAND PARK. This home features hardwood floors through out the main floor. There is a spacious family room addition off the dining room complete with a fireplace and pot lighting. The kitchen has been updated over the years with many features that include plentiful cupboard space, pantry wall, granite counter tops, gas stove, track lighting and heated floors. There is an opening overlooking the family room. The large master bedroom was converted from 2 bedrooms that can be easily changed back. The updated 4 piece main bathroom has heated floors and granite counter tops. The developed basement includes a recreation room with a roughed in free standing fireplace a bedroom or bonus room (no egress window) with low maintenance flooring, pot lighting and sound barrier ceiling. The 4 piece bath down features a Deluxe Bain Ultra Air tub with heated back rests plus a steam shower. There are two 40 gallon H2O tanks and a sink in the laundry room. WAIT THERE'S MORE!!!!. The back yard includes a poured concrete patio and an absolutely stunning private park like yard featuring a beautiful Manitoba Maple Tree surrounded by a newer cedar fence. The oversized double rear garage is heated that includes attached benches and cupboards and T.V. A grape vine frames the garage doors. Grapes ready to harvest in late August. The front steps and railing have just been installed



recently. This is a second owner home and shows pride of ownership through out.

Built in 1956

Essential Information

MLS® #	A2157007
Price	\$885,000
Sold Price	\$885,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,383
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3311 34 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0Z3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Granite Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Brick Facing, Gas Log
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Landscaped, Level, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	September 5th, 2024
Days on Market	20
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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