



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3740 35 Avenue SW
Calgary, Alberta

MLS # A2244768



\$699,990

Division:	Rutland Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,454 sq.ft.	Age:	1956 (69 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage, RV Access/Parking, RV Carport		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), See Remarks, Separate Entrance, Storage, Wet Bar, Wood Counters		

Inclusions: n/a

Open House Sat & Sun 1-3 Welcome to 3740 35 Avenue SW, a rare and powerful opportunity in one of Calgary's most established and sought-after communities. This is more than a property. It is potential in its purest form. A 1956-built four-level split with five bedrooms and one and a half bathrooms, sitting in original condition and ready to be reimagined. For the young family looking to create something personal and lasting, this home offers the perfect canvas. Spacious, functional, and full of character, it invites creativity and rewards vision. Whether it is opening up the main floor, suiting out the basement, or redesigning the flow entirely, the possibilities are as big as your ambition. For the investor who understands the long game, this is the ideal buy and hold. The location is everything. Walking distance to Mount Royal University, local bakeries, grocery stores, and public transit. Minutes from Marda Loop with its vibrant mix of dining, retail, and community charm. This area attracts renters, holds value, and continues to appreciate as Calgary grows. This is the kind of property that builds wealth over time. Whether you choose to renovate and live in it, or upgrade it and lease it out, you are planting seeds in a location that continues to rise in demand and stature. This is not just another listing. It is a strategic move. A personal project. A smart investment. And most importantly, it is available right now. Act quickly. The opportunity is real, and it will not last.