



GRASSROOTS
REALTY GROUP

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3539 35 Avenue SW
Calgary, Alberta

MLS # A2254220



\$999,900

Division:	Rutland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,428 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Granite Counters, No Smoking Home, Storage		

Inclusions: NA

Renovated Bungalow in Prestigious Rutland Park! Including but certainly not limited to, 4 bedrooms, 3 bathrooms, COVERED Deck, and SUNROOM!! Welcome to this beautifully updated bungalow in the highly sought-after community of Rutland Park. Since 2019, this home has undergone extensive and thoughtful renovations, blending modern updates with timeless charm. The full kitchen renovation is a true showpiece, complete with all-new appliances (including washer and dryer), stunning finishes, and matching hardwood floors that flow seamlessly into the main living areas. Both the primary and powder room bathrooms have been fully renovated, offering a fresh, contemporary feel. Additional updates include: Air conditioning (2021) for year-round comfort New electrical panel for peace of mind New carpet in the basement and refinished hardwood throughout New lighting and removal of dated popcorn ceilings in main areas Finished basement room, perfect for a home office, gym, or guest space Outside, enjoy the newly built fence for privacy, along with an extended deck—ideal for entertaining or relaxing in your backyard oasis. This is a rare opportunity to own a move-in-ready home in one of Calgary’s most prestigious communities. With its prime location, modern upgrades, and classic style, this Rutland Park bungalow is ready to welcome its next owner.