

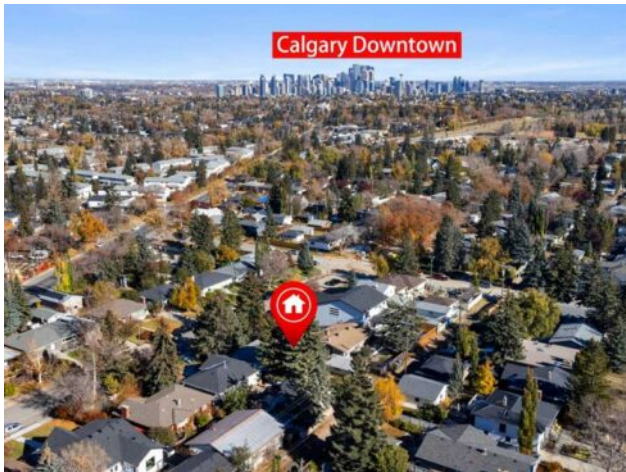


GRASSROOTS
REALTY GROUP

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3519 34 Avenue SW
Calgary, Alberta

MLS # A2264740



\$699,900

Division:	Rutland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,086 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Level, Rectangular Lot, Treed		

Heating: Standard, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Metal Siding , Stucco, Wood Frame

Foundation: Poured Concrete

Features: Chandelier, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to 3519 34 Avenue SW in the desirable community of Rutland Park. This charming bungalow sits on a spacious 50 x 120 ft lot with R-CG zoning and a south-facing backyard, offering great potential for redevelopment or to enjoy as-is. Inside, the bright living room is filled with natural sunlight streaming through large rear windows, creating a warm and inviting atmosphere. The main floor features hardwood floors, an open layout, and two bedrooms. The finished basement includes a third bedroom, a large recreation room, a full bathroom, and a convenient separate rear entry—ideal for guests, family, or future suite potential. Enjoy the sunny backyard for gardening, entertaining, or future expansion, complete with lane access and a detached garage. Located on a quiet, tree-lined street close to MRU, Marda Loop, schools, parks, and downtown, this property combines charm, functionality, and exceptional land value.