



**3311 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2157007**



**\$885,000**

<b>Division:</b>	Rutland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** T.V. in Garage, Portable Fire Pit, Wood Rack, Upright Freezer in basement, Refrigerator in basement

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.