



THE
A-TEAM

**RE/MAX
FIRST**

3336 35 Avenue, Calgary T3E 1A1

MLS®#: **A2169667**

Area: **Rutland Park**

Listing Date: **10/04/24**

List Price: **\$889,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,201**

Low Sqft:

Ttl Sqft: **1,201**

DOM

25

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Private,Treed**
Park Feat: **Double Garage Detached,Oversized,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Breakfast Bar,Closet Organizers,French Door,Granite Counters,No Smoking Home,Open Floorplan,Pantry,Soaking Tub

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`2" x 14`10"
Kitchen	Main	10`6" x 10`2"
Bedroom	Main	11`2" x 9`8"
Family Room	Lower	23`0" x 19`6"
Storage	Lower	9`0" x 5`0"
3pc Bathroom	Lower	

Room	Level	Dimensions
Dining Room	Main	10`0" x 8`8"
Bedroom - Primary	Main	12`2" x 11`1"
Bedroom	Main	9`0" x 8`8"
Bedroom	Lower	14`4" x 10`0"
4pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6498HA

Zoning:
R-CG

Remarks

Pub Rmks:

Exceptional bungalow in the quiet heart of desirable Rutland Park. Situated on a large and private 50' x 120' lot with lovely landscaping, mature trees and surrounded by other well-kept homes. This is a great family home offering 2234 square feet of development with 4 bedrooms, 2 full baths and 2 fireplaces. Extensive renovations and upgrades, both inside and out. The large living room feels warm and inviting with neutral oak hardwood flooring and a rare wood-burning fireplace with contemporary mantle. Bright dining space with built-in storage. The open kitchen is fitted with white-modern-cabinetry, updated lighting, stainless appliances, stone counters, 2 pantries for additional storage and a set of french doors out to the huge rear deck. 3 spacious bedrooms on the main with hardwood floors and updated closet doors. Main bath features subway tile, a soaking tub, new vanity with quartz top, new mirror and lighting. Fully developed down with large and multi-purpose family-recreation room with cozy gas fireplace and media wall, plus an additional space currently shown as fitness area. Generous lower bedroom connects to a modern 3-piece bath with subway tile, walk-in shower and marble-topped vanity. Exterior features include: stone sidewalks, steps and rear patio, huge and sunny deck, grassed play space, full fencing and an oversized double garage (finished) with workbench. Newer roof, windows and infrastructure. Easy access to amenities including the Marda Loop Village and major transportation routes. Don't miss this great home!

Inclusions:
Property Listed By:

**lower level TV,
Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









