



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3336 35 Avenue, Calgary T3E 1A1**

MLS®#: **A2196837**

Area: **Rutland Park**

Listing Date: **02/27/25**

List Price: **\$879,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,201**

Low Sqft:

Ttl Sqft: **1,201**

Lot Information

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

Lot Shape:

DOM

**0**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title:

**Fee Simple**

Zoning:

**R-CG**

Legal Desc:

**6498HA**

Remarks

Pub Rmks:

**OPEN HOUSE SATURDAY MARCH 1st 1-3pm. Great bungalow in the heart of desirable Rutland Park. Situated on a large and private lot with lovely landscaping, mature trees and surrounded by other attractive homes. This is a great family home offering 2234 square feet of development with 3 bedrooms on the main level (a 4th down), 2 full baths and 2 fireplaces. Extensive renovations and upgrades, both inside and out. The large living room feels warm and inviting with real oak hardwood flooring and a cozy wood-burning fireplace with contemporary mantle. Bright dining space with built-in storage. The open kitchen is fitted with modern white cabinetry, updated lighting, stainless appliances, stone counters and 2 pantries for additional storage. A set of french doors out to the huge rear deck. 3 good bedrooms on the main with hardwood floors and updated closet doors. The 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 used as a 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, stone steps and a rear stone patio. Huge and sunny deck, grassed play space, full perimeter fencing and a finished and oversized double garage (23.5' x 19.25') 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:

**TV in lower level**

Property Listed By:

**Century 21 Bamber Realty LTD.**

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









