

3339 34 Avenue SW
Calgary, Alberta

MLS # A2222628

\$779,500

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|-----------|---|--------|-------------------|
| Division: | Rutland Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,137 sq.ft. | Age: | 1956 (69 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig | | |

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|-------------|---|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Flat Torch Membrane, Flat | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Crown Molding, French Door, Skylight(s) | | |

Inclusions: treadmill in basement

Charm and character meet in this classic mid-century bungalow in the heart of desirable Rutland Park. Situated on a large and private 50x120 SOUTH exposure lot with lovely landscaping, mature trees and surrounded by other attractive homes, the current owners have completed many updates & upgrades, both inside and out. Offering over 2000 SF of developed space, you'll love all this home has to offer. The front porch welcomes you in to the warm and inviting living room and dining room with built-in storage, with large windows looking onto the elm-draped front street. The bright white kitchen has been updated with newer stainless steel appliances and a new skylight and a classic bench breakfast nook. Access to the attached garage and rear deck is adjacent & so handy for backyard bbq-ing and entertaining. Three good-sized bedroom are up & with the primary and second bedroom showcasing French doors with direct access to the rear south facing deck & the perfect place to relax and enjoy the amazing landscaping and beautiful back yard. 4 piece main bath with new shower surround (2025) completes the main floor. Downstairs you will find a family room with wood burning fireplace and carpet replaced is 2020, huge flex room, perfect for a home office or exercise space or both! Large windows are already in place, 2 pc bath and large laundry room, cold room plus extra storage complete the lower level. Updates include: sloping main roof & 2 skylights (2020), furnace, a/c & electrical panel (2023), hot water tank (2024), rear deck 2015. Take advantage of this amazing central location - you are only 10 minutes from downtown, or a quick commute elsewhere in the city on nearby Crowchild/Glenmore/Stoney Tr. You are steps away to the nearby Glamorgan Shopping Centre with grocery, bakery, deli and other great

amenities. The local community centre/park/skating rink are waiting to be discovered and you are minutes to Currie, Westhills & Marda Loop shopping & dining. This home is close to all levels of schools including Mount Royal University, all in a quiet & established area with amazing community and neighbours.