

# \$779,500 - 3339 34 Avenue Sw, Calgary

MLS® #A2222628

**\$779,500**

3 Bedroom, 2.00 Bathroom, 1,137 sqft

Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

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, youâ€™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 â€” so handy for backyard bbq-ing and entertaining. Three good-sized bedroom are up â€” with the primary and second bedroom showcasing French doors with direct access to the rear south facing deck â€” 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.

Built in 1956

### **Essential Information**

MLS® #	A2222628
Price	\$779,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,137
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3339 34 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3Z0Z3

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	French Door, Crown Molding, Skylight(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Flat, Flat Torch Membrane
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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