

\$800,000 - 3120 35 Avenue Sw, Calgary

MLS® #A2260208

\$800,000

4 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

Welcome to your new home in the heart of Rutland Park!

This beautiful & extensively updated bungalow sits on a quiet, tree-lined street in one of the city's most desirable neighborhoods. From the moment you walk in, you'll love the warmth of the refinished hardwood floors and the bright, welcoming living room overlooking the peaceful street.

The updated kitchen is a true highlight, with fresh white cabinetry, sleek Caesarstone quartz countertops, and modern appliances—perfect for cooking and entertaining. A smartly designed dining area with a built-in bench adds both charm and function.

On the main floor, the spacious primary bedroom includes a large walk-in closet with custom built-ins. Two additional bedrooms and a full bathroom with dual vanities make this level ideal for family living.

Downstairs, you'll find even more space to enjoy—an open recreation room for movie nights or gatherings, plus a versatile bonus area that can be used as a playroom, workout zone, or home office. A corner wet bar, fourth bedroom, and another updated bathroom add even more flexibility.

Step outside to a backyard oasis with



gorgeous landscaping, offering plenty of room to relax and unwind. The huge front driveway and oversized double garage mean parking and storage will never be a problem. Other updates include newer windows & furnace replaced in 2016

Best of all, this home is in an unbeatable location—walking distance to Mount Royal University, just 10 minutes from downtown, and close to Marda Loop, Currie Barracks, schools, restaurants, and shopping. You will love the lifestyle this property offers. Homes like this don't come up often—book your showing today.

Built in 1956

Essential Information

MLS® #	A2260208
Price	\$800,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,222
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3120 35 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E0Z7

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Detached, Driveway, Oversized, Parking Pad, See Remarks
# of Garages	2

Interior

Interior Features	Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Induction Cooktop, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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