$699,900 - 3519 34 Avenue Sw, Calgary

MLS® #A2264740

$699,900
3 Bedroom, 2.00 Bathroom, 1,086 sqft
Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

Welcome to 3519 34 Avenue SW in the desirable community of Rutland Park. This charming bungalow sits on a spacious 50 Ã— 120 ft lot with R-CG zoning and a south-facing backyard, offering great potential for redevelopment or to enjoy as-is. Inside, the bright living room is filled with natural sunlight streaming through large rear windows, creating a warm and inviting atmosphere. The main floor features hardwood floors, an open layout, and two bedrooms. The finished basement includes a third bedroom, a large recreation room, a full bathroom, and a convenient separate rear entryâ€”ideal for guests, family, or future suite potential (A secondary suite would be subject to approval and permitting by the city/municipality). Enjoy the sunny backyard for gardening, entertaining, or future expansion, complete with lane access and a detached garage. Located on a quiet, tree-lined street close to MRU, Marda Loop, schools, parks, and downtown, this property combines charm, functionality, and exceptional land value.

Built in 1956

Essential Information

MLS® #	A2264740
Price	$699,900
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,086
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3519 34 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0Z6

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Chandelier, Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Standard
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025

Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	2% Realty

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