

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

MLS® #A2222628

\$779,500

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

**** Open House Saturday May 24, 1-3 pm ****

Charm and character meet in this classic mid-century bungalow in the heart of desirable Rutland Park. Situated on a large and private 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, features 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 pc 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 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	1,059
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 Crown Molding, French Door, 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 1
Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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