

\$699,900 - 3519 34 Avenue Sw, Calgary

MLS® #A2264740

\$699,900

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

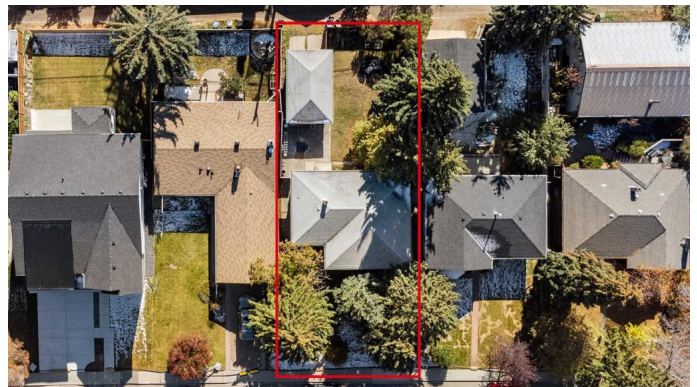
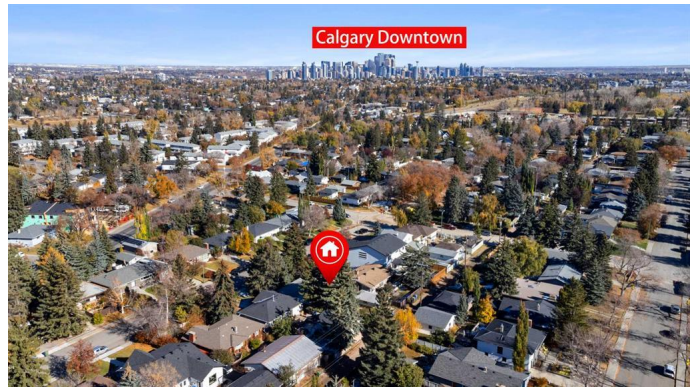
Rutland Park, Calgary, Alberta

Welcome to 3519 34 Avenue SW in the desirable community of Rutland Park. This charming bungalow sits on a spacious 50'—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 entry—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	Finished, Full

Exterior

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

Additional Information

Date Listed	October 15th, 2025
-------------	--------------------

Days on Market 7
Zoning R-CG

Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.