



\$ 924,900.00

3531 35 AVENUE SW CALGARY

<https://paulbrinton.com>

This STUNNING home has been FULLY LOADED from TOP to BOTTOM + FRONT to BACK!!! Essentially a brand new house (except for foundation and exterior walls) . Over 2280 sq ft of TASTEFULLY redeveloped living space (w/total 4 BEDROOMS) that MANY will LOVE! INCREDIBLE curb appeal with Smartboard siding (maintenance-free!)...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1161448

Type: Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-15 19:55:09

Bathrooms: 3

Bedrooms Above Grade: 2

Date added: 11/12/21

Lot size: 5996 sq ft

Year built: 1956

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Electric

Exterior Features: Garden,Private Yard

District: CAL Zone W

Inclusions: n/a

Lot Features: Rectangular Lot

Heating Type: Forced Air

Total Parking: 4

Flooring: Carpet,Hardwood,Tile

Community Features: Schools
Nearby,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: Built-in Features,No
Animal Home,No Smoking Home,Open
Floorplan,Recessed Lighting,Wet Bar

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full

Levels: One



Laundry features: In Basement

Transaction Type: For Sale

Photo Count: 34

Construction Materials: See Remarks

Foundation: Poured Concrete

Appliances: Bar Fridge,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer

Subdivision Name: Rutland Park

Lot Size Acres: 0.14

Zoning: R-C1

List Price Square Foot: \$ 745.89

Rooms Above Grade: 5

Suite: No

Frontage Metres: 15.23M 50`0"

Living Area SF: 1240.00

Structure Type: House

Restrictions: None Known

