



3112 34 Avenue SW
Calgary, Alberta

MLS # A2309151

\$795,000



Division:	Rutland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, Separate Entrance, Storage		

Inclusions: None

Welcome to one of Rutland Park's most beautiful tree-lined streets, a hidden gem of a community that feels a world away from the city, yet places you minutes from Marda Loop, Mount Royal, downtown Calgary, and a straight shot to the mountains. The street alone will stop you. Mature trees, quiet roads, neighbours who actually know each other. On weekends, Weaselhead, one of Calgary's largest urban parks, is a short bike ride away, right at your doorstep. This home has been lovingly cared for over the years. The original charm and character of the era have been preserved, while all the major updates—furnace, roof, hot water tank, windows, bathrooms, and kitchen—have already been taken care of. You're moving into a home that's been looked after, not a project. The gorgeous front porch sets the tone from the moment you arrive. Inside, a large south-facing living room floods the main floor with natural light. It's a proper gathering space, big enough for family dinners and full holiday hosting. The updated kitchen features new appliances and cabinetry, with a sunny breakfast nook that makes every morning a little better. A bonus room adds flexible space for whatever your family needs. On the main floor are 3 comfortable bedrooms and a 4pc bathroom. Head out the back door conveniently positioned between the kitchen and the basement stairs, to discover one of this home's best surprises: a private, beautifully mature backyard. The apple tree in bloom is stunning. There's plenty of room for a serious garden, an oversized garage ideal for a workshop, and RV parking for your next mountain adventure. Downstairs offers a massive rec room, an updated bathroom with a shower, and an additional bedroom perfect for guests, a teenager, or a home office. Homes like this, on streets like this, in a community like Rutland Park don't come up often. Don't

miss it.