



**3507 35 Avenue SW**  
**Calgary, Alberta**

**MLS # A2320059**



**\$799,900**

<b>Division:</b>	Rutland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Open Floorplan, Soaking Tub		

**Inclusions:** Water barrels, stand-up freezer

Welcome to 3507 35 Avenue SW, a gem nestled in the heart of Rutland Park. This beautifully maintained property sits on a quiet street with a large 50' x 120' lot, featuring a sunny south-facing backyard that bathes the home in natural light. Step inside this Contemporary 4-Level Split, offering over 1,500 square feet of above-grade living space. The open-concept main floor boasts a spacious living, dining, and kitchen area, complete with ample cabinetry, a new stove (2023), and a premium Miele dishwasher. With 4 bedrooms (2 up, 2 on first lower level), this home is perfect for families. One lower-level bedroom even has its own walkout patio door. The main bathroom has been fully renovated, complete with luxurious in-floor heating. The unfinished lowest level provides additional potential for future living space. The backyard boasts a perennial and herb garden, an oversized double garage, a large concrete patio, and a fenced backyard (West side fence replaced last year)—ideal for outdoor gatherings. Notable updates include a new washer and dryer (2023), a hot water tank replacement (2018), an upgraded electrical panel with GIC and new switches, and a new roof installed in 2016 (with 2 years of warranty remaining). 3 upper floor windows have also been replaced. This home is perfectly located, just minutes from downtown, public transit, shopping, and Mount Royal University. Don't miss the opportunity to make this beautiful property your own.