



**3112 34 Avenue SW
Calgary, Alberta**

MLS # A2323508

\$749,000



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, and neighbours who actually know each other. On weekends, Weaselhead, one of Calgary's largest urban parks, is just a short bike ride away, offering endless opportunities to explore nature 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—including the 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, perfect for family dinners, holiday celebrations, and everyday living. The updated kitchen features new appliances and cabinetry, along with a sunny breakfast nook that makes every morning a little brighter. A bonus room adds valuable flexible space to suit your family's needs. The main floor offers three comfortable bedrooms and a 4pc bathroom. Step out the back door, conveniently positioned between the kitchen and basement stairs, and discover one of this home's best and 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 ready for your next mountain adventure. Downstairs, the lower level preserves the charm of the 1950s. This space offers an additional

bedroom, a 3-piece bathroom, a large recreational room perfect for family movie nights or hobbies, and plenty of storage space for all your seasonal items and extras. Homes like this, on streets like this, in a community like Rutland Park, don't come up often. Don't miss your opportunity to make it yours.