

\$975,000 - 3531 35 Avenue Southwest, Calgary

MLS® #A2196167

\$975,000

4 Bedroom, 3 Bathroom, 1,216 sqft
Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

This spectacular, fully renovated home offers over 2,280 sq. ft. of thoughtfully designed living space, blending modern luxury with mid-century charm. From its striking curb appeal—featuring maintenance-free Smartboard siding and exposed aggregate sidewalks—to its beautifully crafted interiors, every detail has been meticulously upgraded. The open-concept main floor showcases rich hardwood flooring, a showstopping electric fireplace in the living room, and an ultra-stylish kitchen with high-end panel-front appliances, quartz countertops, and custom two-toned cabinetry. The primary suite is a true retreat, boasting a spa-like ensuite with a free-standing soaker tub, oversized rainfall shower, dual vanities, and a stunning backlit mirror. One more bedroom and a full 4-piece bath finish off the main floor. Downstairs, the bright and spacious basement offers a fantastic rec room with a wet bar, two generously sized bedrooms, and a sleek 4-piece bath. The oversized double garage, with 14' ceilings, commercial-grade heating, and a separate electrical panel, is a dream for car enthusiasts. Located on one of Rutland Park's best streets, this home offers a serene setting near top schools, Mount Royal University, and easy access to Downtown and Stoney Trail. Plus, the extra-large backyard is perfect for outdoor entertaining or future possibilities!



Built in 1956

Essential Information

MLS® #	A2196167
Price	\$975,000
Sold Price	\$980,900
Date Sold	March 4th, 2025
Bedrooms	4
Full Baths	3
Square Footage	1,216
Lot SQFT	5,995
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3531 35 Avenue Southwest
Subdivision	Rutland Park
City	Calgary
Province	Alberta
Postal Code	T3E 1A2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Goods Included	Bar, Bookcases, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement Development	Finished, Full
Basement Type	Finished, Full

Flooring Carpet, Hardwood, Tile

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Cement Fiber Board, Wood Frame
Foundation Poured Concrete
Front Exposure N
Frontage Metres 15.23M 50`0"
Site Influence Back Lane, Back Yard, Landscaped, Rectangular Lot

Additional Information

Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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