

# \$779,500 - 3339 34 Avenue Sw, Calgary

MLS® #A2222628

**\$779,500**

3 Bedroom, 2.00 Bathroom, 1,059 sqft  
Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

**\*\* Open House Saturday May 24, 1-3 pm \*\***

Charm and character meet in this classic mid-century bungalow in the heart of desirable Rutland Park. Situated on a large and private SOUTH exposure lot with lovely landscaping, mature trees and surrounded by other attractive homes, the current owners have completed many updates & upgrades, both inside and out. Offering over 2000 SF of developed space, youâ€™ll love all this home has to offer. The front porch welcomes you in to the warm and inviting living room and dining room with built-in storage, with large windows looking onto the elm-draped front street. The bright white kitchen has been updated with newer stainless steel appliances, features a new skylight and a classic bench breakfast nook. Access to the attached garage and rear deck is adjacent â€™ so handy for backyard bbq-ing and entertaining. Three good-sized bedroom are up â€™ with the primary and second bedroom showcasing French doors with direct access to the rear south facing deck â€™ the perfect place to relax and enjoy the amazing landscaping and beautiful back yard. 4 pc main bath with new shower surround (2025) completes the main floor. Downstairs you will find a family room with wood burning fireplace and carpet replaced is 2020, huge flex room, perfect for a home office or exercise space or both! Large windows are already in place, 2 pc bath and large laundry room, cold room plus extra storage complete the level. Updates include: sloping main roof & 2



skylights (2020), furnace, a/c & electrical panel (2023), hot water tank (2024), rear deck 2015. Take advantage of this amazing central location - you are only 10 minutes from downtown, or a quick commute elsewhere in the city on nearby Crowchild/Glenmore/Stoney Tr. You are steps away to the nearby Glamorgan Shopping Centre with grocery, bakery, deli and other great amenities. The local community centre/park/skating rink are waiting to be discovered and you are minutes to Currie, Westhills & Marda Loop shopping & dining. This home is close to all levels of schools including Mount Royal University, all in a quiet & established area with amazing community and neighbours.

Built in 1956

**Essential Information**

MLS® #	A2222628
Price	\$779,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,059
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3339 34 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3Z0Z3

### Amenities

Parking Spaces 2  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Crown Molding, French Door, Skylight(s)  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Mantle, Tile, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting  
Roof Flat, Flat Torch Membrane  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 22nd, 2025  
Days on Market 2  
Zoning R-CG

### Listing Details

Listing Office RE/MAX Realty Professionals

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