# \$424,900 - 3506 40 Avenue Sw, Calgary

MLS® #A2262969

# \$424,900

3 Bedroom, 2.00 Bathroom, 1,000 sqft Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

\*\*Judicial Listing Alert: Rutland Park Complex\*\*

Nestled within the sought-after community of Rutland Park, this well-maintained 12-unit complex presents a unique opportunity for discerning buyers. Offering an inner-city retreat, the property is conveniently located within walking distance of Mount Royal University, providing easy access to educational facilities and numerous amenities. With its advantageous proximity to downtown, residents will enjoy the best of urban living combined with the tranquility of a park-like setting, surrounded by mature trees.

This particular unit features a charming garden door that opens from the living room to a private fenced yard, creating an ideal space for relaxation and outdoor entertaining.

Additionally, the vaulted cedar ceilings enhance the aesthetic appeal, complemented by a skylight and large windows that flood the living area with natural light. The functional kitchen is conveniently designed for everyday use, while the lower-level master bedroom includes a practical two-piece en-suite, ensuring comfort and privacy.

Encompassing a total of 1,400 square feet of living space, this home also offers two side-by-side parking stalls just outside the unit. While the property retains its original condition and may require some updates, its prime



location and potential make it an attractive option for investment or personal residence. Location, location, locationâ€"this Rutland Park complex embodies it all.

Built in 1968

# **Essential Information**

MLS® # A2262969 Price \$424,900

Bedrooms 3
Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,000 Acres 0.00 Year Built 1968

Type Residential

Sub-Type Semi Detached

Style 4 Level Split, Side by Side

Status Active

# **Community Information**

Address 3506 40 Avenue Sw

Subdivision Rutland Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E 1E3

# **Amenities**

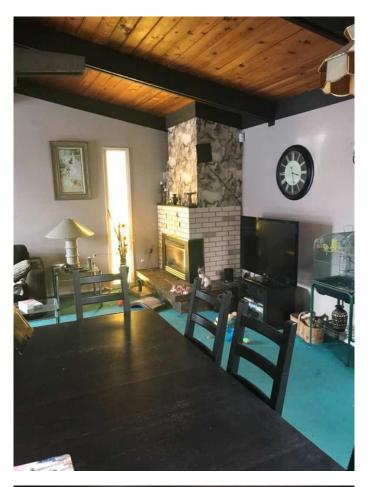
Amenities Other
Parking Spaces 2
Parking Stall

## Interior

Interior Features Skylight(s), Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Oven, Refrigerator, See Remarks, Washer,

Window Coverings





Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Gas, Living Room

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Entrance, Private Yard, Other

Lot Description Landscaped, Private, See Remarks

Roof Rolled/Hot Mop

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed October 7th, 2025

Days on Market 12

Zoning R-CG

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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