

\$699,990 - 3740 35 Avenue Sw, Calgary

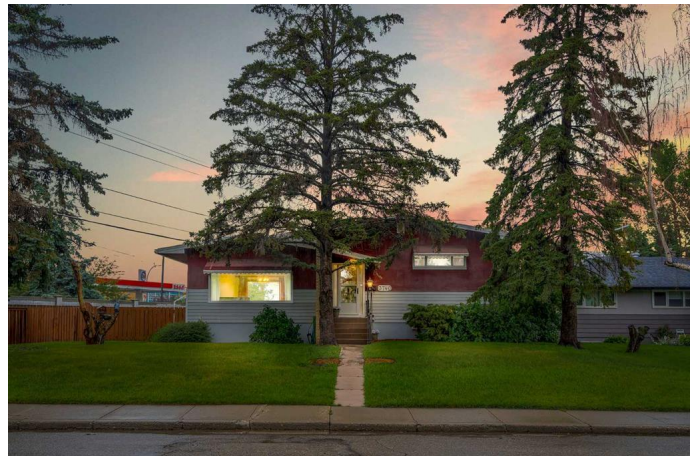
MLS® #A2244768

\$699,990

5 Bedroom, 2.00 Bathroom, 1,454 sqft
Residential on 0.16 Acres

Rutland Park, Calgary, Alberta

Open House Sat & Sun 1-3 Welcome to 3740 35 Avenue SW, a rare and powerful opportunity in one of Calgary's most established and sought-after communities. This is more than a property. It is potential in its purest form. A 1956-built four-level split with five bedrooms and one and a half bathrooms, sitting in original condition and ready to be reimagined. For the young family looking to create something personal and lasting, this home offers the perfect canvas. Spacious, functional, and full of character, it invites creativity and rewards vision. Whether it is opening up the main floor, suiting out the basement, or redesigning the flow entirely, the possibilities are as big as your ambition. For the investor who understands the long game, this is the ideal buy and hold. The location is everything. Walking distance to Mount Royal University, local bakeries, grocery stores, and public transit. Minutes from Marda Loop with its vibrant mix of dining, retail, and community charm. This area attracts renters, holds value, and continues to appreciate as Calgary grows. This is the kind of property that builds wealth over time. Whether you choose to renovate and live in it, or upgrade it and lease it out, you are planting seeds in a location that continues to rise in demand and stature. This is not just another listing. It is a strategic move. A personal project. A smart investment. And most importantly, it is available right now. Act quickly. The opportunity is real, and it will not last.



Built in 1956

Essential Information

MLS® #	A2244768
Price	\$699,990
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,454
Acres	0.16
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	3740 35 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1A5

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Heated Garage, RV Access/Parking, RV Carport
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), See Remarks, Separate Entrance, Storage, Wet Bar, Wood Counters
Appliances	Bar Fridge, Dishwasher, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Irregular Lot
Roof	Tar/Gravel
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.