

\$999,900 - 3539 35 Avenue Sw, Calgary

MLS® #A2254220

\$999,900

4 Bedroom, 3.00 Bathroom, 1,428 sqft

Residential on 0.17 Acres

Rutland Park, Calgary, Alberta

Renovated Bungalow in Prestigious Rutland Park! Including but certainly not limited to, 4 bedrooms, 3 bathrooms, COVERED Deck, and SUNROOM!!

Welcome to this beautifully updated bungalow in the highly sought-after community of Rutland Park. Since 2019, this home has undergone extensive and thoughtful renovations, blending modern updates with timeless charm.

The full kitchen renovation is a true showpiece, complete with all-new appliances (including washer and dryer), stunning finishes, and matching hardwood floors that flow seamlessly into the main living areas. Both the primary and powder room bathrooms have been fully renovated, offering a fresh, contemporary feel.

Additional updates include:

Air conditioning (2021) for year-round comfort

New electrical panel for peace of mind

New carpet in the basement and refinished hardwood throughout

New lighting and removal of dated popcorn ceilings in main areas

Finished basement room, perfect for a home office, gym, or guest space



Outside, enjoy the newly built fence for privacy, along with an extended deck—ideal for entertaining or relaxing in your backyard oasis.

This is a rare opportunity to own a move-in-ready home in one of Calgary’s most prestigious communities. With its prime location, modern upgrades, and classic style, this Rutland Park bungalow is ready to welcome its next owner.

Built in 1956

Essential Information

MLS® #	A2254220
Price	\$999,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,428
Acres	0.17
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3539 35 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1A2

Amenities

Parking Spaces	4
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Parking	Additional Parking, Double Garage Detached, Alley Access
# of Garages	2

Interior

Interior Features	Breakfast Bar, French Door, Granite Counters, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage, Covered Courtyard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Private
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate
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