

# \$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

Welcome to 3740 35 Avenue SW, a rare opportunity tucked into one of Calgary's most established and evolving communities. This is not just a property. It's a canvas for those with vision – a four level split built in 1956, offering five bedrooms, one and a half bathrooms, and timeless bones ready to be reimagined. Whether you're a young family looking to build something personal and lasting, or an investor seeking the perfect income property, this home delivers. Spacious, functional, and in original condition, it offers the ideal layout for renovating and renting out individual rooms. Add a basement suite, rework the floor plan, or simply modernize what's already here – the options are endless for those with creativity and ambition. Location is where this home truly shines. Just a short walk to Mount Royal University, local bakeries, grocery stores, and public transit. Only minutes to the charm and vibrancy of Marda Loop, with its boutiques, restaurants, and community pulse. This area draws students, professionals, long-term tenants, and steady appreciation. Whether you choose to live in it, rent it, or hold it for future gains, this is a strategic move in a neighbourhood that continues to grow in both demand and value. This is more than a listing. It is a personal project, a smart investment, and an opportunity to shape something lasting in one of Calgary's most connected communities. Opportunities like this don't come often. Renovate it. Rent it. Reimagine it. But



donâ€™t wait on it.

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	6
Zoning	R-CG

## Listing Details

Listing Office	LPT Realty
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