

# \$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 in one of Calgary's most established and evolving communities. This four level split, built in 1956, offers five bedrooms, one and a half bathrooms, and a solid, timeless structure ready to be reimagined. For the visionary buyer, this home is more than walls and a roof. It is a blank canvas. Whether you are a young family creating something personal and lasting, or an investor searching for a high demand rental, the layout here works. Renovate and rent individual rooms, refresh the existing floor plan, or explore the possibility of adding a secondary suite (a secondary suite would be subject to approval and permitting by the City of Calgary). The potential is here. It just needs your touch. The location is where this home truly sets itself apart. A short walk to Mount Royal University, local bakeries, grocery stores, and transit, and just minutes from the vibrant energy of Marda Loop with its boutiques, restaurants, and community events. This area draws students, professionals, and long term tenants alike, offering consistent rental demand and steady appreciation over time. Whether you choose to live in it, lease it out, or hold it as a long term investment, this is a strategic move in a neighbourhood that continues to grow in both value and desirability. Opportunities like this are rare.

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 | 17              |
| Zoning         | R-CG            |

## Listing Details

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

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