



**Mark D. Evernden**  
 ENGEL & VOLKERS CALGARY  
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 Cell: 403-829-3776  
 140 - 215, 9 AVENUE SW

3316 34 AV SW

C4162876 Active

LP: \$788,000



<b>Class:</b>	Detached	<b>Area:</b>	DOM: 28 Calgary
<b>Type:</b>	Detached	<b>Zone:</b>	Zone W
<b>Style:</b>	Bungalow	<b>Community:</b>	Rutland Park
<b>Year Built:</b>	1953	<b>Postal Code:</b>	T3E 0Z4
<b>LINC:</b>	0021020375	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	199GM Blk: 13 Lot: 4	<b>Possession:</b>	03/02/2018 NEG
<b>Land Use Code</b>	R-C1	<b>Taxes:</b>	\$3604/2017
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	0
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	See Remarks	<b>Condo Fee:</b>	

Welcome to your dream home, located in the desirable SW community of Rutland Park. An oversized, 52'x120' lot boasts a fully dev. & reno'd 2113 sqft bungalow that is turn-key ready for it's next owners. Steps away from lively Marda Loop & Mt. Royal University, you have inner city life style w/ a great community feel. The exterior appeal w/ new hardy board siding, stone detailing, fibre-glass front door, new matching dbl detached garage, new fencing, new landscaping & a stamped concrete outdoor space, will have you excited to explore inside. The bright open layout boasts wide plank oak HW floors thru out that seamlessly connect each room. The great rm, is large w/ a wood-feature wall adding warmth. The updated kitchen w/ custom cabinets incld. a pantry, SS appl. & quartz counters will convince you to host dinner parties. All 3 bdrms are serene in colour for relaxation & well sized. Not to mention , both bathrooms are perfectly renovated along w/ an open concept basement. Call today for your private viewing.

<b>Kitchen</b>	17'0" x 8'4"	M	<b>Dining Rm</b>	13'6" x 9'3"	M	<b>Bedrooms:</b>	Above: 2 /Ttl:3	<b>Baths:</b>	Full: 2
<b>Living Rm</b>	13'6" x 13'6"	M	<b>Bkfst Nook</b>	8'4" x 6'0"	M		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>
<b>Mstr Bed</b>	13'6" x 11'7"	M	<b>Bedroom</b>	9'8" x 9'1"	M	<b>Bathrooms:</b>	0	1	1
<b>Bedroom</b>	11'0" x 10'4"	L	<b>Family Rm</b>	37'11" x 12'11"	L	<b>Ensuite:</b>	0	0	0
						<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
						<b>Main:</b>	104.5	1125.00	
						<b>Upper:</b>	104.5	1125.00	
						<b>AbGd:</b>	104.5	1125.00	
						<b>Lowr:</b>	91.8	988.00	
						<b>Total A.G.:</b>	104.5	1125.00	

<b>Basement:</b>	Full/Fully Finished	<b>Heating:</b>	Forced Air-1	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Rectangular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	579		
<b>Exterior:</b>	Fiber Cement Siding, Stone	<b>Frntg x Depth:</b>	16x37		
<b>Roof Type:</b>	Asphalt Shingles	<b>Flooring:</b>	Carpet, Hardwood, Non-Ceramic Tile, See R		
<b>Front Exp:</b>	South				
<b>Parking:</b>	Encl: 2 Total: 2 Double Garage Detach	<b>Garage Dim:</b>	22'6x22'0		
<b>Features:</b>	Air Conditioning-Central, Fire Pit, Patio, Windows - Vinyl				
<b>Goods Included:</b>	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Gas, Window Coverings-All				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

**Listed By:** ENGEL & VOLKERS CALGARY **List Date:** January 29, 2018



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Calgary - Rutland Park

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New Listing  
 Price Decrease

January 29, 2018  
 February 24, 2018

Status  
 ListPrice

808000.00

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 788000

