



DON'T GAMBLE WITH YOUR HOME.
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3506 40 Avenue SW
Calgary, Alberta

MLS # A2262969



\$424,900

Division:	Rutland Park		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,000 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 420
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s), Vaulted Ceiling(s)		

Inclusions: n/a

****Judicial Listing Alert: Rutland Park Complex**** Nestled within the sought-after community of Rutland Park, this well-maintained 12-unit complex presents a unique opportunity for discerning buyers. Offering an inner-city retreat, the property is conveniently located within walking distance of Mount Royal University, providing easy access to educational facilities and numerous amenities. With its advantageous proximity to downtown, residents will enjoy the best of urban living combined with the tranquility of a park-like setting, surrounded by mature trees. This particular unit features a charming garden door that opens from the living room to a private fenced yard, creating an ideal space for relaxation and outdoor entertaining. Additionally, the vaulted cedar ceilings enhance the aesthetic appeal, complemented by a skylight and large windows that flood the living area with natural light. The functional kitchen is conveniently designed for everyday use, while the lower-level master bedroom includes a practical two-piece en-suite, ensuring comfort and privacy. Encompassing a total of 1,400 square feet of living space, this home also offers two side-by-side parking stalls just outside the unit. While the property retains its original condition and may require some updates, its prime location and potential make it an attractive option for investment or personal residence. Location, location, location—this Rutland Park complex embodies it all.