



# 3008 34 Avenue Calgary Alberta

\$749,900

\*\*\*OPEN HOUSE Sunday June 23 from 1pm-3pm\*\*\*Opportunity is knocking in Rutland Park. This oversized lot is 6350 sq ft and 16.14 m wide has alley access and is conveniently located. This cozy bungalow has been well cared for and is move-in ready or is fantastic for future development. There are gleaming hardwood floors through-out the main, updated "IKEA" kitchen with stainless appliances, 2 well sized bedrooms & a renovated 4-piece bath. The basement is fully developed with a third bedroom, full bath and another spacious family room. The Private back yard is welcoming with the large wood deck, hot tub, and is fenced and landscaped which makes for an inviting entertainment space. This property is conveniently located just minutes to downtown, Mount Royal University, Westhills and Marda Loop. (id:6769)

Bedroom 10.00 Ft x 13.08 Ft

Office 16.08 Ft x 12.08 Ft

Exercise room 18.75 Ft x 21.75 Ft

Furnace 18.75 Ft x 13.08 Ft

Kitchen 14.17 Ft x 17.33 Ft

Dining room 12.17 Ft x 8.17 Ft

Living room 18.00 Ft x 13.00 Ft

Primary Bedroom 12.83 Ft x 12.25 Ft

Bedroom 11.50 Ft x 11.75 Ft

4pc Bathroom 5.00 Ft x 8.17 Ft

4pc Bathroom 5.75 Ft x 9.42 Ft

Listing Presented By:



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See

**Mirror**

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