

# \$424,900 - 3506 40 Avenue Sw, Calgary

MLS® #A2262969

**\$424,900**

3 Bedroom, 2.00 Bathroom, 1,000 sqft  
Residential on 0.00 Acres

Rutland Park, Calgary, Alberta

**\*\*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.

Built in 1968

**Essential Information**

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2262969                    |
| Price          | \$424,900                   |
| Bedrooms       | 3                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 1                           |
| Half Baths     | 1                           |
| Square Footage | 1,000                       |
| Acres          | 0.00                        |
| Year Built     | 1968                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 4 Level Split, Side by Side |
| Status         | Active                      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3506 40 Avenue Sw |
| Subdivision | Rutland Park      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 1E3           |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 2     |
| Parking        | Stall |

**Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Skylight(s), Vaulted Ceiling(s)                                                       |
| Appliances        | Dishwasher, Dryer, Electric Oven, Refrigerator, See Remarks, Washer, Window Coverings |



|                 |                                |
|-----------------|--------------------------------|
| Heating         | Forced Air                     |
| Cooling         | None                           |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Brick Facing, Gas, Living Room |
| Has Basement    | Yes                            |
| Basement        | Finished, Full                 |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Other |
| Lot Description   | Landscaped, Private, See Remarks      |
| Roof              | Rolled/Hot Mop                        |
| Construction      | Wood Frame, Wood Siding               |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 16                |
| Zoning         | R-CG              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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