

\$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	39
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.