

\$1,159,000 - 3512 Kerrydale Road Sw, Calgary

MLS® #A2195865

\$1,159,000

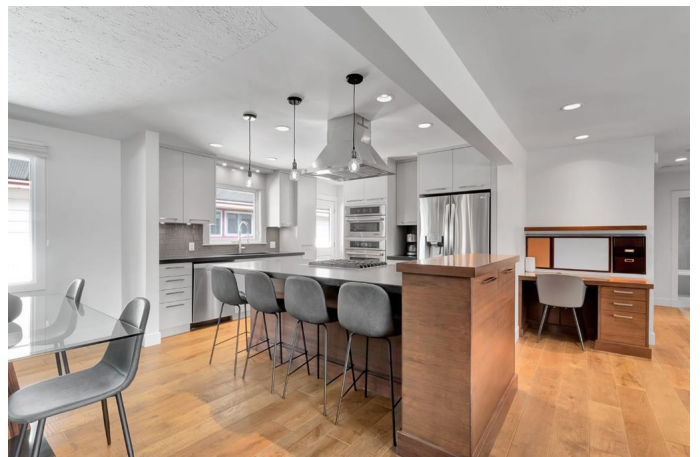
5 Bedroom, 3.00 Bathroom, 1,504 sqft
Residential on 0.17 Acres

Rutland Park, Calgary, Alberta

Opportunities like this in Rutland Park donâ€™t come around often! Situated on an expansive 119â€™ x 63â€™ lot, this beautifully renovated and freshly painted 3+2 bedroom home with 3 full bathrooms offers an exceptional combination of space, style, and functionality. Unlike typical inner-city bungalows, this home stands out with its generous 1,504 square feet above grade, a rare attached double garage with a driveway, and a thoughtfully designed tiled mudroom featuring built-in lockers and a convenient dog wash.

Inside, the open-concept main floor showcases rustic wide-plank engineered hardwood, flat-painted ceilings with charming trowel detailing, and a stunning brick feature wall with built-in bookshelves and a concrete-surround wood-burning fireplace. The chefâ€™s kitchen is a showpiece, featuring full-height chic white cabinetry, a large island with an eating bar and wine fridge, premium granite countertops, under-cabinet lighting, and high-end stainless steel appliances. A spacious dining area offers plenty of room to host family and friends, flowing effortlessly into the mudroom and out to the expansive backyard with unobstructed north and west exposure.

The backyard includes a charming treehouse and a practical shed, adding both character and functionality to the outdoor space. On the



opposite side of the home, a sunny south-facing patio and deck create a private outdoor oasisâ€”ideal for entertaining or unwinding in peace.

The primary suite boasts a custom-built closet and a beautifully designed three-piece ensuite with a walk-in glass-enclosed shower. Two additional bedrooms, a four-piece bathroom, and a built-in workstation complete the main floor. The fully developed basement offers a spacious family room, ample storage, laundry room, and two oversized bedrooms with large egress windows. A shared three-piece bathroom connects both rooms with a convenient cheater door design.

Additional highlights include central air conditioning for hot summer days and a prime location within walking distance to schools and parks. This one-of-a-kind inner-city home is an absolute must-see!

Built in 1956

Essential Information

MLS® #	A2195865
Price	\$1,159,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,504
Acres	0.17
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3512 Kerrydale Road Sw
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Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4S8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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