



THE
A-TEAM

**RE/MAX
FIRST**

3727 KERRYDALE Road, Calgary T3E 4T3

MLS®#: **A2147300**

Area: **Rutland Park**

Listing Date: **07/05/24**

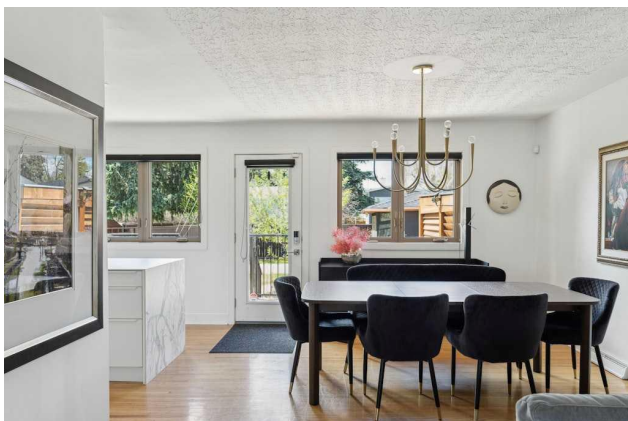
List Price: **\$975,000**

Status: **Active**

County: **Calgary**

Change: **-\$44k, 04-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area

Abv Sqft: **1,268**
Low Sqft:
Ttl Sqft: **1,268**

Lot Information

Lot Sz Ar: **7,308 sqft**
Lot Shape:

DOM

73
Layout
Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Landscaped,See Remarks**
Park Feat: **Alley Access,Driveway,Oversized,Single Garage Attached,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Gas Stove,Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom	Main	14`0" x 15`3"	Dining Room	Main	14`5" x 11`11"
Kitchen	Main	14`1" x 11`9"	Living Room	Main	13`0" x 12`0"
Bedroom - Primary	Main	14`8" x 13`9"	4pc Bathroom	Basement	
Bedroom	Basement	14`10" x 10`6"	Bedroom	Basement	10`7" x 14`1"
Kitchen	Basement	9`9" x 10`9"	Game Room	Basement	19`9" x 18`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6498HA

Zoning:
R-C2

Remarks

Pub Rmks:

WOW! A new price & AMAZING VALUE. 3727 Kerrydale Road S.W. - an executive residence in the quiet inner-city neighbourhood of Rutland Park that Delivers it ALL - a stylishly renovated bungalow, oversized 7300+ SF landscaped lot w/ extensive outdoor living areas, 2 garages & an illegal suite w/ separate entry. This modern renovated property beautifully encapsulates the fashionable organic modern movement. Both inside & out, the property exemplifies an aesthetic of relaxed sophistication w/ its balanced blend of minimalism, mid-century modern & bohemian design. The combination of organic textures, colourful elements & warm wooden hues are ever present throughout the 2400 SF of extensively Updated & Upgraded living space. The mid-century era front door, classic hardwood flooring & abundance of natural light create a welcoming & tranquil mood. Designed w/ cooking & entertaining in mind, the sleek flat panelled cabinetry dresses the chic monochromatic kitchen boasting stainless steel appliances, exceptional storage & peninsula w/ seating for 4 while the bright dining area provides plenty of space for hosting dining parties or gathering w/ family. The living room's dramatic paint & marble clad fireplace add interest & texture to the subtle palette. The beautiful hardwood floor continues down the hall into the generous-sized owner's retreat where the primary bedroom effortlessly accommodates a king-size bed. Built-in shelving lines the walk-in closet & the renovated ensuite features a separate deep soaker tub, luxe shower & in-floor heat. Rounding off the main floor is a 2nd bedroom & pretty powder room. The bright lower level presents several unique opportunities. Complete with an expansive living area, 2 additional bedrooms & kitchen, the 1160 SF lower level offers 1) excellent revenue potential, 2) autonomous living quarters for additional family members or 3) a second floor for your own personal enjoyment. With the kitchen providing the amenities of a well-appointed wet bar, the family room makes for a comfortable area for games & movie nights while the extra bedrooms are ideal for a home office, gym or a place for guests to stay. Not to be outdone by the interior, the exterior makes an equally modern organic statement with its dark stucco, clean lines, wood hues, & natural landscape. Extensive plantings & hardscaping have revitalized the backyard into a stunning private oasis. Enjoy endless days & evenings entertaining friends, dining al fresco under the stars, or staying cool under the covered pergola. Notable highlights of this special property include the following improvements in the last 5 years: kitchen & primary bathroom renovations, new front porch & rail, extensive backyard landscaping, decking, patio & pergola installation, exterior stucco fully painted, marble fireplace surround, air conditioning & new lighting. Completing this perfect package are 2-single garages (1 oversized). A RARE inner-city gem that Delivers it All! MOVE IN READY IMMEDIATELY!

Inclusions:
Property Listed By:

**Refrigerator x 2, tv wall mounts/brackets
Coldwell Banker Mountain Central**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123