

3712 36 Avenue, Calgary T3E 1C5

Rutland Park 02/27/25 List Price: \$939,900 MLS®#: A2193894 Area: Listing

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:

General Information

Prop Type: Sub Type: Detached

City/Town: Year Built: 1956 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

6,544 sqft Ttl Sqft: 1,274

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

1,274

Ttl Park: 3 1 Garage Sz:

3 (2 1)

2.0 (2 0)

Bungalow

Access:

Lot Feat: Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot, Treed Park Feat:

Single Garage Attached, Tandem

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: **Hot Water, Natural Gas** Sewer:

Ext Feat:

BBQ gas line, Dog Run, Private Yard

Stucco, Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Breakfast Bar, Built-in Features, Chandelier, Granite Counters, Skylight(s), Soaking Tub, Storage, Wet Bar

Int Feat: Utilities:

Room Information

<u>Room</u> <u>Level</u> **Dimensions** Room <u>Level</u> **Dimensions**

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-CG

Legal Desc: 6498HA Pub Rmks:

Open House! Sunday, March 2nd, 2025 from 1:00 PM to 4:30 PM. Incredible inner city BUNGALOW in quiet & central Rutland Park - Welcome home to 3712 36 Ave SW! This 3 bedroom 2 bathroom home showcases custom design details throughout and features a bright & open main level with beautifully refinished hardwood and amazing wall to wall windows with patio door access to the gorgeous backyard. The spacious living area is complete with custom built-in cabinetry & stunning wood-burning fireplace with modern brickwork. The dining area has room for all your family & friends and flows into the updated kitchen offering granite countertops, stainless steel appliances, ample cabinetry & storage, and bonus counter seating overlooking the peaceful front yard. The primary bedroom features inviting window seat and dual closets with custom built-ins. The second bedroom is spacious with custom closet-built ins as well. The large main bathroom is complete with oversized vanity and soaker tub. The convenient rear mudroom offers built-in cabinetry, garage access, and steps out to the luxurious hot tub. Downstairs you will find the fully finished basement with large open recreation space with wet bar, the 3rd bedroom, 3-piece bathroom with walk-in shower, and bonus office/recreation space. The expansive laundry/storage/utility rooms complete the lower level with space for everything you need and built-in workbench. Outdoors the beautiful backyard features spacious cedar deck, irrigation throughout front & back, new tongue & groove cedar fence, and landscaped green space surrounded by mature trees offers you peaceful and private outdoor living. You can enjoy the sun on the front deck in the morning and the back deck in the afternoon & evening. Ample parking with single attached garage and spacious driveway with room for 2 vehicles. With amazing central location, you are only 10 minutes from downtown, or a quick commute elsewhere in the city on nearby Crowchild/Glenmore/Stoney Tr. Steps to nearby Glamorgan amenities, local community centre/park/skating rink and minutes to Currie, Westhills & Marda Loop shopping & dining. Close to all levels of schools including Mount Royal University all in a quiet & established area with amazing community and neighbours. This home has everything you've been looking for - Book your viewing today! Living Room Drapes and TV, Hot Tub

Inclusions:
Property Listed By:

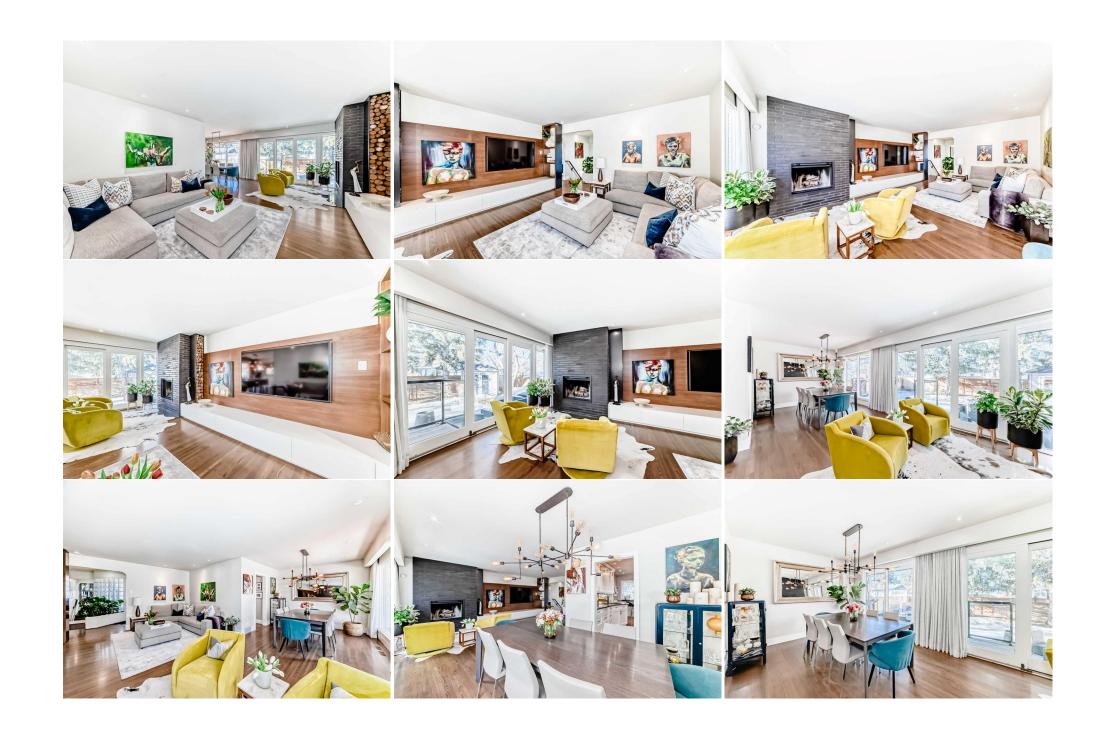
RE/MAX First

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



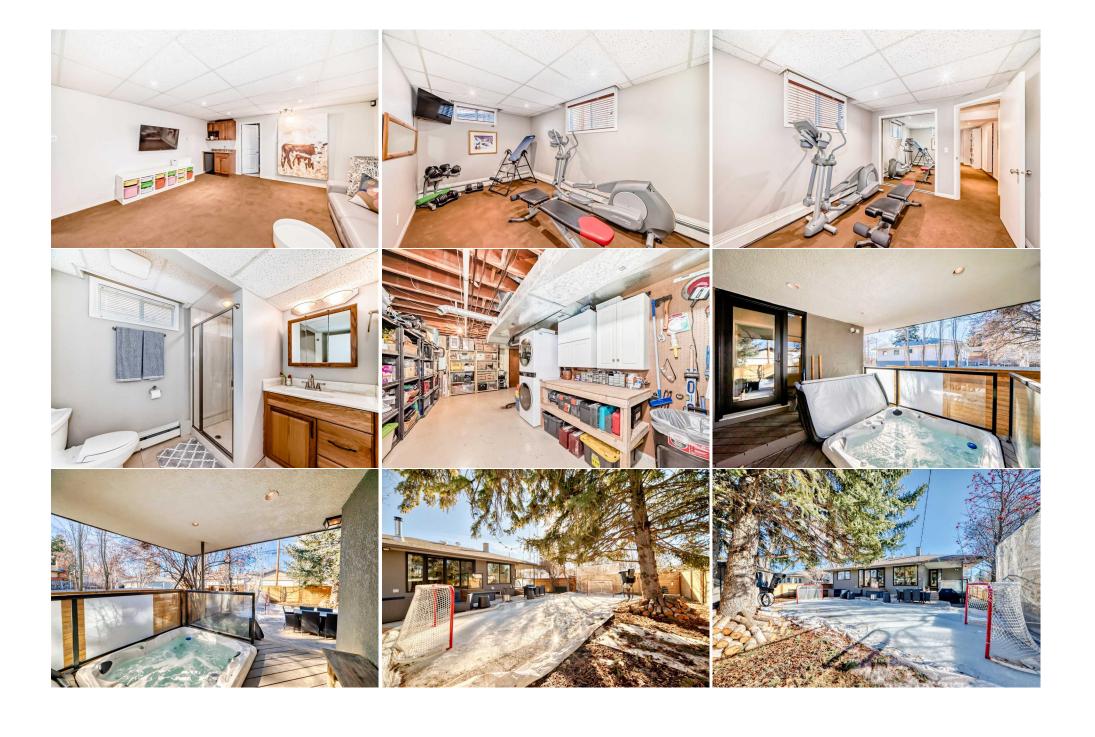






























February 25, 2025 Job #

