



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3712 36 Avenue, Calgary T3E 1C5**

MLS® #: **A2193894**

Area: **Rutland Park**

Listing Date: **02/27/25**

List Price: **\$939,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,274**

Low Sqft:

Ttl Sqft: **1,274**

Lot Information

Lot Sz Ar: **6,544 sqft**

Lot Shape:

DOM

**0**

Layout

Beds: **3 (2 1 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **1**

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**  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Dog Run,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Granite Counters,Skylight(s),Soaking Tub,Storage,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**  
Legal Desc: **6498HA**

Zoning: **R-CG**

Remarks

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!**

Inclusions: **Living Room Drapes and TV, Hot Tub**  
Property Listed By: **RE/MAX First**

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













3712 36 Ave SW, Calgary - MAIN



Disclaimer: To be used only for the marketing of the subject property, and only to parties directly represented by the marketing process. May not be published, distributed or used for other purposes. Basic illustration of the estimated approximate floor space. Please consult a sales representative for complete and accurate information.

February 25, 2025

Job #: 060562

3712 36 Ave SW, Calgary - BASEMENT



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February 25, 2025

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