

\$939,900 - 3712 36 Avenue Sw, Calgary

MLS® #A2193894

\$939,900

3 Bedroom, 2.00 Bathroom, 1,275 sqft
Residential on 0.15 Acres

Rutland Park, Calgary, Alberta

Incredible inner city BUNGALOW in quiet & central Rutland Park â€“ 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 youâ€™ve been looking for â€“ Book your viewing today!

Built in 1956

Essential Information

MLS® #	A2193894
Price	\$939,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,275
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3712 36 Avenue Sw
Subdivision	Rutland Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3E 1C5

Amenities

Parking Spaces	3
Parking	Single Garage Attached, Tandem
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Granite Counters, Skylight(s), Soaking Tub, Storage, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Dog Run
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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