

\$995,000 - 3756 36 Avenue Sw, Calgary

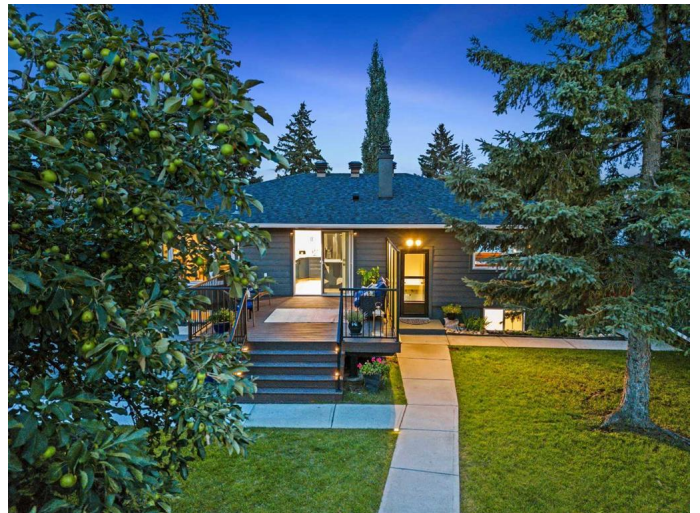
MLS® #A2083865

\$995,000

6 Bedroom, 2.00 Bathroom, 1,336 sqft
Residential on 0.21 Acres

Rutland Park, Calgary, Alberta

Proudly Presenting 3756 36 Ave SW – A Remarkable Renovated Bungalow in the Heart of Rutland Park, the complete embodiment of lifestyle, location, functionality, and pride of ownership. This extensively and beautifully renovated 1950's bungalow is a true gem in the mature community of Rutland Park. What sets this home apart is that it was thoughtfully renovated for the owner, not a flip. With 6 bedrooms and 2 full bathrooms, including a legal secondary suite, this home offers over 2,500 sq ft of developed living space, providing ample room for a growing family or potential revenue generation. As you approach the property, you'll be immediately drawn in by the curb appeal and the meticulously landscaped front yard featuring dark Hardie Board and lush green grass. The property sits on a quiet cul-de-sac and boasts a detached oversized double garage with additional parking space for up to 3 cars, a rare find in this inner-city beauty. Step inside, and you'll be welcomed by gleaming and contrasting hardwood floors throughout the main floor, creating a seamless flow from room to room. The open floorplan allows for a light and airy ambiance, perfect for entertaining. The living room showcases beautiful built-ins and ample window space, filling the space with natural light. The chef's kitchen is a true delight, featuring chic white and blue two-toned cabinets, elegant quartz countertops, under-cabinet lighting, and high-end stainless-steel appliances. A large



peninsula adds extra counter space for socializing, while the adjacent formal dining room is perfect for hosting gatherings. The main level leads out to a large composite deck in a park-like setting, overlooking one of the largest private lots in the area, of almost 9,000 square feet. The backyard offers a peaceful and private oasis with easy-to-maintain landscaping and newer fencing, featuring a spacious deck with glass panels and metallic privacy panels, seamlessly blending indoor and outdoor living. The home offers three well-sized bedrooms on the main floor and an additional three bedrooms in the fully developed basement. The basement is a legal secondary suite, complete with a private entrance, making it ideal for an extended family or generating rental income. With a short 10-minute drive to Calgary's downtown core, this home epitomizes everything you're looking for in an inner-city, family bungalow. It's conveniently located just steps away from Rutland Park playground and close to schools, shopping, public transit, and easy access to the downtown core.. and just 10 minutes walk to Mount Royal University, making this property even more appealing. Don't miss the opportunity to make this exceptional home your own. Call today for your private viewing and be prepared to fall in love with this beautifully renovated and Legal suited, bungalow in Rutland Park!

Built in 1957

Essential Information

MLS® #	A2083865
Price	\$995,000
Sold Price	\$988,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2

Square Footage	1,336
Acres	0.21
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3756 36 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1C5

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Double Garage Detached, Enclosed, Garage Faces Rear, Heated Garage, Insulated, Oversized

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Lawn, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	October 20th, 2023
Days on Market	22
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.