

\$949,900 - 3616 Kerrydale Road Sw, Calgary

MLS® #A2121149

\$949,900

4 Bedroom, 3.00 Bathroom, 1,543 sqft

Residential on 0.17 Acres

Rutland Park, Calgary, Alberta

Stunning curb appeal, beautiful corner lot (R-C2). PRIDE OF OWNERSHIP is evident throughout this great home filled with natural light and recent HIGH QUALITY UPDATES and renovations! The trendy designer kitchen (2023) is loaded with ceiling height cabinets and more quartz counter space than much larger homes. The sleek black stainless steel appliances were new in 2023. The eating area is spacious enough to accommodate the largest dinner parties all at one table. The great sized living room has a gas fireplace and a gorgeous huge floor to ceiling window. The main floor office/den has a wood burning fireplace. The primary suite has garden doors to a balcony looking over the park like front yard, a ceiling mounted retractable TV and features a relaxing ensuite with an INCREDIBLE CUSTOM SHOWER, double vanity, bench seat with built in drawers and 17 feet of built in floor to ceiling closet & drawers! Enjoy your morning coffee on the elegant front verandah while taking in a zen moment before getting on with your day. The rear deck (approx 1,000 sq ft) with pergola is an amazing private outdoor retreat. The heated garage is 20' x 23' (interior). A few of the renovations & upgrades are - kitchen '23, ensuite '21, deck w/pergola '23, central air, furnace, hot water & garage heater all in '20, roof '18, all windows and doors have been replaced, there are 4 sets of garden doors and the list goes on. Situated in the sought after inner city neighbourhood of Rutland Park with quick



easy access to downtown and minutes to MRU

. Nothing to do but move in!

Built in 1959

Essential Information

MLS® #	A2121149
Price	\$949,900
Sold Price	\$1,025,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,543
Acres	0.17
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	3616 Kerrydale Road Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4T1

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Kitchen Island, Quartz Counters, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 13th, 2024
Date Sold	April 16th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

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.