

\$749,900 - 3520 36 Avenue Sw, Calgary

MLS® #A2128071

\$749,900

6 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

Step into this expansive character Bungalow nestled in Rutland Park, a city center neighbourhood boasting spacious homes, lush parks, and seamless citywide access. It floats on a massive 50 Feet by 120 Feet and is zoned R-C2 allowing for massive redevelopment opportunities.

Inside, discover six bedrooms, three bathrooms, and a single attached garage. A rare gem, it flaunts four bedrooms on the main level—ideal for larger families and a fully developed basement with an additional large living room and 2 more bedrooms. Outside, an enormous backyard offering ample space for imaginative outdoor living concepts.

Brimming with potential, this home can be renovated, rented out or even redeveloped thanks to the rare and massive lot size as well as the R-C2 zoning. Prime location has this home situated just minutes from downtown, Mount Royal University, and CF Chinook Centre.

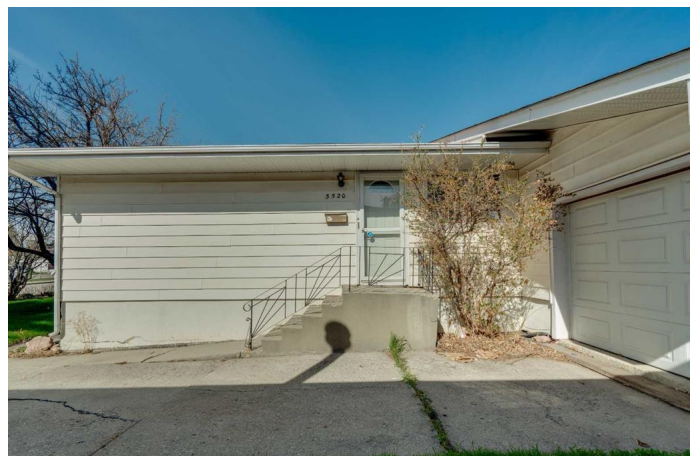
A desirable neighborhood, massive lot and solid bones. Live, rent or redevelop. Brimming with potential and opportunity!

Built in 1957

Essential Information

MLS® #

A2128071



Price	\$749,900
Sold Price	\$735,000
Bedrooms	6
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,320
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3520 36 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1C4

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Built-In Electric Range, Built-In Oven, Dryer, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 25th, 2024
Days on Market	20
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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