

\$1,239,999 - 3316 36 Avenue Sw, Calgary

MLS® #A2136259

\$1,239,999

5 Bedroom, 3.00 Bathroom, 1,851 sqft

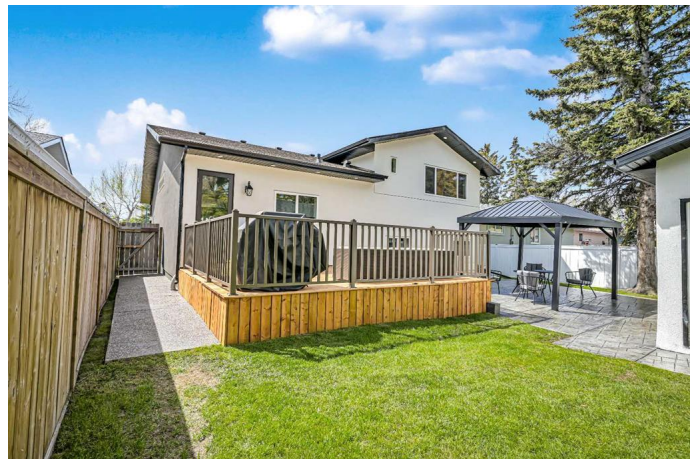
Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

Enter a stunning 4-level split home, completely rebuilt, offering a lavish 3,300 SF space on a massive 50' x 120' lot. The expansive main floor boasts an open-concept layout with a grand kitchen, an elegant dining area graced by a striking chandelier, and a spacious living room embraced by a soaring 45-foot vaulted ceiling. Herringbone hardwood floors, ample windows, and tasteful wood finishes amplify the allure. The chef's kitchen includes a sizable fridge, generous pantry, and a 5' x 10' island. The dining area, adorned with a captivating Black and Gold Chandelier, seats ten, while the living room features a magnificent 12' tall sleek black tile gas fireplace and accommodates the whole family comfortably.

Upstairs offers 3 bedrooms plus a master bedroom with vaulted ceilings, backyard views, and a luxurious 5-piece ensuite featuring his and her sinks, a freestanding tub, and a corner shower. The walk-in closet, with barn door access and built-in cabinets, provides ample space. The third floor hosts a fantastic bonus room with a fireplace, wet bar, and built-in ceiling speakers for relaxation, alongside a spacious 20' x 15' family office perfect for remote work setups with room for two desks.

The basement adds 2 bedrooms, totaling 5 oversized bedrooms, ideal for a growing family. The backyard features a sizable 26'x24' garage, a large concrete pad, Wooden deck,



and generous green space. Parking is abundant with a front yard concrete driveway. Rutland Park, a coveted City Central Neighborhood nestled between downtown, Glenmore Park, and Mount Royal University, boasts wide lots, tall trees, low traffic, and access to local park amenities like an ice rink, tennis court, and scenic walking paths. Its family-oriented vibe, spacious lots, and R-1 zoning offer a suburban living experience uncommon in the denser, development heavy city center neighborhoods. The home is spacious, the neighborhood is as well.

This beautiful home resides on a tranquil street in a charming neighborhood. Schedule your showing today and explore not jut this beautiful home but what Rutland Park has to offer firsthand.

Built in 1957

Essential Information

MLS® #	A2136259
Price	\$1,239,999
Sold Price	\$1,200,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,851
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	3316 36 Avenue Sw
Subdivision	Rutland Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1C1

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Detached, Off Street, Parking Pad

Interior

Interior Features	Bar, Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Washer
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Other
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Yard Lights, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 22nd, 2024
Days on Market	24
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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