

\$975,000 - 3727 Kerrydale Road Sw, Calgary

MLS® #A2147300

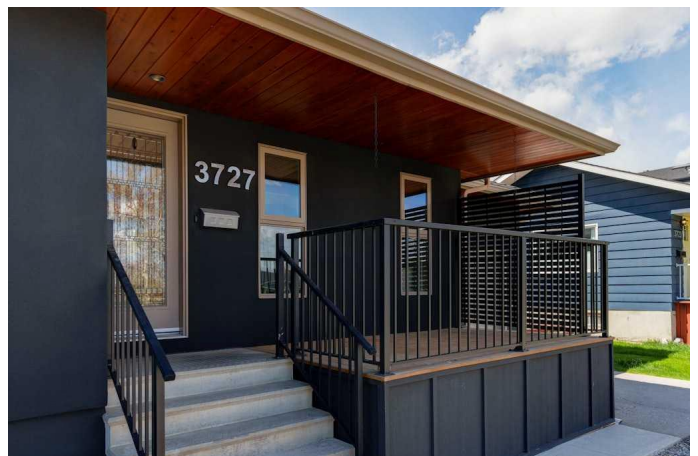
\$975,000

4 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.17 Acres

Rutland Park, Calgary, Alberta

WOW! A new price & AMAZING VALUE. 3727 Kerrydale Road S.W. â€” an executive residence in the quiet inner-city neighbourhood of Rutland Park that Delivers it ALL â€” a stylishly renovated bungalow, oversized 7300+ SF landscaped lot w/ extensive outdoor living areas, 2 garages & an illegal suite w/ separate entry. This modern renovated property beautifully encapsulates the fashionable organic modern movement. Both inside & out, the property exemplifies an aesthetic of relaxed sophistication w/ its balanced blend of minimalism, mid-century modern & bohemian design. The combination of organic textures, colourful elements & warm wooden hues are ever present throughout the 2400 SF of extensively Updated & Upgraded living space. The mid-century era front door, classic hardwood flooring & abundance of natural light create a welcoming & tranquil mood. Designed w/ cooking & entertaining in mind, the sleek flat panelled cabinetry dresses the chic monochromatic kitchen boasting stainless steel appliances, exceptional storage & peninsula w/ seating for 4 while the bright dining area provides plenty of space for hosting dining parties or gathering w/ family. The living roomâ€™s dramatic paint & marble clad fireplace add interest & texture to the subtle palette. The beautiful hardwood floor continues down the hall into the generous-sized ownerâ€™s retreat where the primary bedroom effortlessly accommodates a king-size bed. Built-in shelving lines the



walk-in closet & the renovated ensuite features a separate deep soaker tub, luxe shower & in-floor heat. Rounding off the main floor is a 2nd bedroom & pretty powder room. The bright lower level presents several unique opportunities. Complete with an expansive living area, 2 additional bedrooms & kitchen, the 1160 SF lower level offers 1) excellent revenue potential, 2) autonomous living quarters for additional family members or 3) a second floor for your own personal enjoyment. With the kitchen providing the amenities of a well-appointed wet bar, the family room makes for a comfortable area for games & movie nights while the extra bedrooms are ideal for a home office, gym or a place for guests to stay. Not to be outdone by the interior, the exterior makes an equally modern organic statement with its dark stucco, clean lines, wood hues, & natural landscape. Extensive plantings & hardscaping have revitalized the backyard into a stunning private oasis. Enjoy endless days & evenings entertaining friends, dining al fresco under the stars, or staying cool under the covered pergola. Notable highlights of this special property include the following improvements in the last 5 years: kitchen & primary bathroom renovations, new front porch & rail, extensive backyard landscaping, decking, patio & pergola installation, exterior stucco fully painted, marble fireplace surround, air conditioning & new lighting. Completing this perfect package are 2-single garages (1 oversized). A RARE inner-city gem that Delivers it All! MOVE IN READY IMMEDIATELY!

Built in 1956

Essential Information

MLS® #	A2147300
Price	\$975,000

Sold Price	\$950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.17
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3727 Kerrydale Road Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4T3

Amenities

Parking Spaces	2
Parking	Alley Access, Driveway, Oversized, Single Garage Attached, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Gas Stove, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
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Lot Description	Back Lane, Back Yard, Garden, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	September 19th, 2024
Days on Market	76
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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