

**3720 36 Avenue SW
Calgary, Alberta**

MLS # A2231357



\$875,000

Division:	Rutland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,291 sq.ft.	Age:	1956 (69 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, 0		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Private, Rectangular Lot, See Remarks, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Smart Home, Soaking Tub, Storage, Tankless Hot Water		
Inclusions:	N/A		

Welcome to Rutland Park – Where Inner-City Living Meets Suburban Comfort! This beautifully upgraded 5-bedroom, South facing bungalow offers over 2,070 sq ft of developed living space on a large lot in a quiet cul-de-sac. Located minutes from Downtown Calgary, Mount Royal University, Glenmore Park, top-rated schools, shopping and transit, this home offers both convenience and lifestyle.

Enjoy the peaceful, tree-lined streets of this family-friendly neighborhood with mature landscaping and excellent curb appeal.

Main Floor Features: • Bright open-concept layout with modern upgrades throughout • Renovated kitchen with quartz countertops, smart gas stove, built-in cabinetry, and large pantry • Spacious living and dining area with bay window providing ample natural light • Bonus sunroom/family room with vaulted ceilings, skylights, and gas-assisted wood-burning fireplace • 3 bedrooms, including a primary with bow window and generous closet space • French doors off the sunroom open to the backyard, perfect for supervising children playing in backyard or entertaining

Fully Developed Basement: • 2 additional bedrooms with large windows and closets • Newly finished 3-piece bathroom with elegant fixtures • Oversized rec room—ideal for home theatre, gym, or games • Custom built-in nook for wine storage or media center • Large laundry room with sink, Energy Star washer/dryer (steam) • Two high-efficiency furnaces, on-demand tankless hot water heater, and Culligan water softener • Smart dual-zone heating with Nest-style thermostats for optimal energy control • Huge additional storage providing heated storage area for deep freezer, sports gears, paint and other weather sensitive items. Outdoor

Living: • Private 20' x 12' deck perfect for summer BBQs and entertaining • Newly built Oversized 23' x 23' detached garage with 9' door, epoxy flooring, built-in shelving, and perimeter lighting • EV charger ready with 220V outlet & smart garage door opener • Exterior gas-assisted fireplace—great for s'mores and cool evening gatherings • Spacious backyard—ideal for kids, pets, sports, or winter activities Location Highlights: • 4 min to Airport Playground (Currie Barracks) • 5 min to Mount Royal University • 6 min to Westbrook mall, Signal hill centre or Westhills Towne Centre • 8 min to North Glenmore Park • 8 min to Downtown (West End)

Additional upgrades include new flooring, fresh paint, upgraded windows, and modern recessed lighting. Move-in ready and meticulously maintained, this home offers everything today's buyer needs in one of Calgary's most desirable inner-city communities. Book your private showing today—homes like this in Rutland Park don't last long!