

3720 36 Avenue SW
Calgary, Alberta

MLS # A2231357



\$890,000

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| 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 | | |

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| 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 updated 5-bedroom 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 updates 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 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 Outdoor Living: • Private 20' x 12' deck perfect for summer BBQs and entertaining • 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 • 8 min to North Glenmore Park • 8 min to Downtown (West End) Additional updates include new flooring, fresh paint, upgraded windows, and modern 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!