



**GRASSROOTS**  
REALTY GROUP

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**3720 36 Avenue SW**  
**Calgary, Alberta**

**MLS # A2231357**



**\$888,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	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!