



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

3538 36 Avenue SW  
Calgary, Alberta

MLS # A2306092



**\$1,000,000**

<b>Division:</b>	Rutland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,007 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Air Conditioner, All Theater Components		

**OPEN HOUSE:** Saturday May 9th (12-3pm). Make your Mark in Rutland Park—where thoughtful design, exceptional finishing quality, and modern comfort come together in a rare offering within one of Calgary’s hidden gem inner-city communities. Rutland Park is known for its lower density and notably offers very few semi-detached homes—making this an opportunity that doesn’t come up often. From the moment you step inside, you’ll appreciate the craftsmanship and attention to detail throughout, with refined materials, clean lines, and a layout designed for both everyday living and elevated entertaining. The main floor is defined by impressive 10-foot ceilings and a bright, open-concept design, with expansive windows and seamless flow between the kitchen, dining, and living spaces—perfectly suited for hosting or relaxing at home. Every element has been carefully selected to create a cohesive, upscale feel that stands out from the ordinary. Upstairs, the primary retreat is a true standout—featuring vaulted ceilings that enhance the sense of space and light, along with a spa-inspired 5-piece ensuite designed for comfort and relaxation. The upper level also includes 2 more generously sized bedrooms, a convenient laundry room, a well-appointed 4-piece bathroom, and a versatile bonus area—perfect for a home office or study space. On the south side of the home, privacy-tinted windows allow for an abundance of natural light without compromising comfort or discretion. The fully developed basement takes this home to the next level—featuring a dedicated theatre room setup for immersive movie nights or game days, along with a spa-like bathroom complete with a steam shower, creating the perfect space to unwind. Outdoor living is just as inviting, with a rear deck perfect for relaxing, a

low-maintenance backyard finished with artificial grass, and a front patio designed to soak in the southern sun—ideal for morning coffee or evening unwinding. Located just minutes from Marda Loop, parks, schools, and downtown, this home offers the perfect balance of inner-city convenience and community-oriented living—without the density found in many neighbouring areas. A home that blends quality, lifestyle, and location—exceptionally well.