



GRASSROOTS
REALTY GROUP

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3324 36 Avenue SW
Calgary, Alberta

MLS # A2343585



\$849,900

Division:	Rutland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,240 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Jetted Tub, Open Floorplan, Recessed Lighting, Skylight(s), Walk-In Closet(s), Wet Bar

Inclusions: None

Superb Rutland Park location zoned R-C1! This fully renovated 2+2 bedroom bungalow, set on a generous 56' x 120' lot, offers over 2,100 sq ft of beautifully updated living space. The bright, open main floor features hardwood flooring and three skylights that flood the home with natural light. A modern, thoughtfully designed kitchen showcases abundant storage, a breakfast bar, stainless steel appliances, and an adjoining dining area enhanced by built ins and a charming bench seat. The spacious living room provides a warm, inviting setting for everyday living and entertaining. Two bedrooms are located on the main level, including a well appointed primary bedroom with access to a 3 piece bath featuring a glass stand up shower, vanity, separate water closet, walk in closet, and additional storage. The lower level extends the living space with a comfortable family room and wet bar, two additional bedrooms, a 3 piece bath, a dedicated laundry area, and ample storage. Outside, the backyard is designed for relaxation and entertaining, offering two large decks—one with a hot tub—ideal for gatherings or quiet afternoons. A double detached garage completes this property. Combining thoughtful renovations, a flexible four bedroom layout, and a prime Rutland Park setting, this home is ready for immediate enjoyment.