



# 3316 36 Avenue Calgary Alberta

\$1,490,000

Enter a stunning 4-level split home, completely rebuilt, offering a lavish 3,300 SF space on a massive 50' x 120' lot. The expansive main floor boasts an open-concept layout with a grand kitchen, an elegant dining area graced by a striking chandelier, and a spacious living room embraced by a soaring 45-foot vaulted ceiling. Herringbone hardwood floors, ample windows, and tasteful wood finishes amplify the allure. The chef's kitchen includes a sizable fridge, generous pantry, and a 5' x 10' island. The dining area, adorned with a captivating Black and Gold Chandelier, seats ten, while the living room features a magnificent 12' tall sleek black tile gas fireplace and accommodates the whole family comfortably. Upstairs offers 3 bedrooms plus a master bedroom with vaulted ceilings, backyard views, and a luxurious 5-piece ensuite featuring his and her sinks, a freestanding tub, and a corner shower. The walk-in closet, with barn door access and built-in cabinets, provides ample space. The third floor hosts a fantastic bonus room with a fireplace, wet bar, and built-in ceiling speakers for relaxation, alongside a spacious 20' x 15' family office perfect for remote work setups with room for two desks. The basement adds 2 bedrooms, totaling 5 oversized bedrooms, ideal for a growing family. The backyard features a sizable 26'x24' garage, a large concrete pad, wooden deck, and generous green space. Parking is abundant with a front yard concrete driveway. Rutland Park, a coveted City Central Neighborhood nestled between downtown, Glenmore Park, and Mount Royal University, boasts wide lots, tall trees, low traffic, and access to local park amenities like an ice rink, tennis court, and scenic walking paths. Its family-oriented vibe, spacious lots, and R-1 zoning offer a suburban living experience uncommon in the denser, development heavy city center neighborhoods. The home is spac...

Bedroom 17.58 Ft x 10.25 Ft

Bedroom 10.17 Ft x 11.08 Ft

Furnace 13.58 Ft x 6.50 Ft

4pc Bathroom Measurements not available

Office 17.25 Ft x 14.25 Ft

Bonus Room 19.33 Ft x 14.50 Ft

Dining room 11.67 Ft x 16.58 Ft

Kitchen 19.08 Ft x 15.00 Ft

Primary Bedroom 14.00 Ft x 14.50 Ft

Other 5.00 Ft x 14.50 Ft

Bedroom 11.00 Ft x 14.08 Ft

Bedroom 8.33 Ft x 11.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

CENTURY 21 BRAVO REALTY



See

**Mirror**

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Laundry room 7.50 Ft x 9.42 Ft  
Living room 17.00 Ft x 19.17 Ft

5pc Bathroom Measurements not available  
4pc Bathroom Measurements not available