



3720 36 Avenue Calgary Alberta

\$890,000

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:

- oBright open-concept layout with modern upgrades throughout
- oRenovated kitchen with quartz countertops, smart gas stove, built-in cabinetry, and large pantry
- oSpacious living and dining area with bay window providing ample natural light
- oBonus sunroom/family room with vaulted ceilings, skylights, and gas-assisted wood-burning fireplace
- o3 bedrooms, including a primary with bow window and generous closet space
- oFrench doors off the sunroom open to the backyard, perfect for supervising children playing in backyard or entertaining

Fully Developed Basement:

- o2 additional bedrooms with large windows and closets
- oNewly finished 3-piece bathroom with elegant fixtures
- oOversized rec room-ideal for home theatre, gym, or games
- oCustom built-in nook for wine storage or media center
- oLarge laundry room with sink, Energy Star washer/dryer (steam)
- oTwo high-efficiency furnaces, on-demand tankless hot water heater, and Culligan water softener
- oSmart dual-zone heating with Nest-style thermostats for optimal energy control
- oHuge additional storage providing heated storage area for deep freezer, sports gears, paint and other weather sensitive items.

Outdoor Living:

- oPrivate 20' x 12' deck perfect for summer BBQs and entertaining
- oNewly built Oversized 23' x 23' detached garage with 9' door, ep...

Storage 19.75 Ft x 12.17 Ft
Laundry room 10.75 Ft x 12.50 Ft
Family room 11.08 Ft x 27.67 Ft
Bedroom 9.67 Ft x 9.42 Ft
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3pc Bathroom 7.67 Ft x 4.50 Ft

Bedroom 9.67 Ft x 8.58 Ft
4pc Bathroom 8.92 Ft x 4.83 Ft
Other 12.67 Ft x 3.67 Ft
Living room 13.92 Ft x 11.83 Ft
Other 12.08 Ft x 12.50 Ft
Dining room 9.08 Ft x 8.92 Ft

Listing Presented By:



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Primary Bedroom 12.08 Ft x 11.58 Ft

Bonus Room 18.33 Ft x 12.75 Ft

Bedroom 11.58 Ft x 9.00 Ft