

# \$629,999 - 3114 36 Avenue Sw, Calgary

MLS® #A2264869

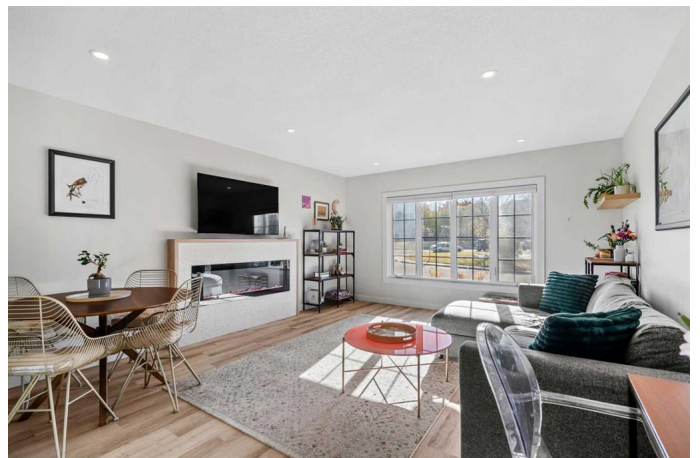
**\$629,999**

3 Bedroom, 2.00 Bathroom, 879 sqft

Residential on 0.07 Acres

Rutland Park, Calgary, Alberta

OPEN HOUSE SATURDAY OCT. 18TH 12-2 PM! Modern, chic, inner-city living without the HIGH price tag! This fully renovated, semi-detached bungalow is the perfect option for those who want contemporary style in an unbeatable location. 3 bedrooms, 2 full bathrooms, a fully finished lower level, fully fenced yard AND a double detached garage - This home checks all your boxes. You will be impressed from the moment you pull up with the adorable curb appeal, perfect for decorating every season. Entering the home you'll love the vinyl plank flooring throughout, and the soft and soothing cream white walls. The living/dining area is a great size, with a large south facing window letting the daylight shine in. The electric fireplace is chic and timeless, tying into the rest of the homes color palette which makes it suitable for all tastes and styles! The kitchen is classic, with white shaker cabinets, deep drawers for adequate storage, white quartz counter-tops, and stainless steel appliances. There are 2 great sized bedrooms at the rear of the home, and a full 4 piece bathroom to complete the main floor. The lower level is fully finished with a HUGE rec room and additional flex space. Here you will find the Primary Retreat - a large room, perfectly situated with it's own 3 piece en-suite and connected to the laundry room. The backyard is fully fenced and is a great size for inner-city living! The double detached garage is the cherry on top, in addition to ample street parking out front. LOCATION,



LOCATION, LOCATION, on a quiet street in Rutland Park, close to schools for kids all ages, MRU, Marda Loop, shopping, parks, playgrounds, and most importantly - the Legendary Glamorgan Bakery. This is your opportunity to make SW's Rutland Park home! Book your private showing today.

Built in 1957

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264869               |
| Price          | \$629,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 879                    |
| Acres          | 0.07                   |
| Year Built     | 1957                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3114 36 Avenue Sw |
| Subdivision | Rutland Park      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 1B9           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Built-in Features, No Smoking Home, Master Downstairs, Stone |
|-------------------|--------------------------------------------------------------|

|                 |                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------|
|                 | Counters                                                                                                                |
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating         | Forced Air                                                                                                              |
| Cooling         | None                                                                                                                    |
| Fireplace       | Yes                                                                                                                     |
| # of Fireplaces | 1                                                                                                                       |
| Fireplaces      | Electric                                                                                                                |
| Has Basement    | Yes                                                                                                                     |
| Basement        | Finished, Full                                                                                                          |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Other                                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Composite Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-CG               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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