

\$984,900 - 3734 37 Street Sw, Calgary

MLS® #A2257410

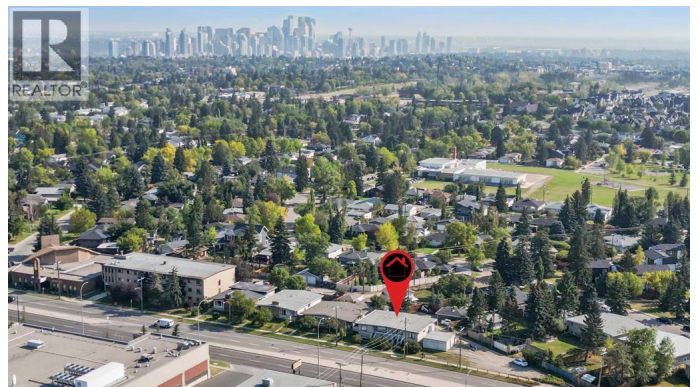
\$984,900

4 Bedroom, 2.00 Bathroom, 2,085 sqft

Multi-family on 0.20 Acres

Rutland Park, Calgary, Alberta

Full bungalow-style duplex on one title located in Rutland Park (SW Calgary). Total RMS size is approximately 2,085 sqft above grade (about 1,042 sqft per unit), with an additional 1,787 sqft of developed basement area. Each unit includes 4 bedrooms (2 on the main level, 2 in the basement) and 2 full bathrooms (4-piece on the main, 3-piece in the basement), offering flexible configurations for multi-unit or multi family living. 3734 includes a main floor with front-facing living room (with wall mounted AC), kitchen, dining area, two bedrooms, full bathroom, and side entry. The basement features a recreation room, two additional bedrooms, a 3-piece bathroom, laundry room, and utility space. Interior upgrades have been made to the kitchen (including cabinetry, tile flooring, subway tile backsplash, and stainless appliances), main-level flooring (laminate), basement carpet, and both bathrooms. 3736 has a similar layout with a living room, kitchen, dining area, two bedrooms, full bathroom, and side entry on the main floor. The basement also includes a recreation room, two bedrooms, a 3-piece bathroom, laundry area, and utility room. This side remains in original condition and is well-suited for renovation or redevelopment. Both units have separate side entrances, providing a layout compatible with future secondary suite development (City approval required). The detached double garage is located beside 3736, with two 9' garage doors. The property sits on a 8,675 sqft



lot with a west-facing backyard. Located within walking distance to Mount Royal University, schools, shopping, off-leash parks, and public transit. Convenient vehicle access to Glenmore Trail, Crowchild Trail, and Stoney Trail.Outstanding opportunity for investment for cash flow, owner-occupiers, or updating for value. (id:6289)

Built in 1967

Essential Information

Listing #	A2257410
Price	\$984,900
Bedrooms	4
Bathrooms	2.00
Square Footage	2,085
Acres	0.20
Year Built	1967
Type	Multi-family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3734 37 Street Sw
Subdivision	Rutland Park
City	Calgary
Province	Alberta
Postal Code	T3E3C3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	8
Parking	Detached Garage, Other, Parking Pad, RV, Shared
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Freezer, Washer & Dryer
------------	---

Heating	Natural gas Central heating, Forced air
Cooling	Wall unit
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Complete Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 10:01am PDT