

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

MLS® #A2264869

\$629,999

3 Bedroom, 2.00 Bathroom, 879 sqft

Single Family 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. (id:6289)

Built in 1957

Essential Information

Listing #	A2264869
Price	\$629,999
Bedrooms	3
Bathrooms	2.00
Square Footage	879
Acres	0.07
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3114 36 Avenue Sw
Subdivision	Rutland Park
City	Calgary
Province	Alberta
Postal Code	T3E1B9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Smoking Home, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
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Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Composite Siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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