# \$490,000 - 3730 37 Street Sw, Calgary

MLS® #A2265052

## \$490,000

4 Bedroom, 2.00 Bathroom, 962 sqft Single Family on 0.09 Acres

Rutland Park, Calgary, Alberta

Let's paint you a picture... Rutland Park, a small, quaint community surrounded by communities like Killarney/Glengarry and Glamorgan. And this beautiful, one owner owned home is situated right across from Safeway and the Glamorgan Shopping area. And just a short distance from the Westbrook LRT station and Shaganappi Point Golf course. With quick access to Stoney Trail and Crowchild. This great property has just been freshly painted, with renovated bathrooms, newer roof, plenty of storage and four bedrooms. Making it perfect for a family home or, with two entrances, a perfect rental income property. This cozy home is topped off with a one car garage, outside parking pad, large deck, storage shed and a flourishing apple tree out front. This property will not last long, book your showing today! (id:6289)

Built in 1967

### **Essential Information**

Listing # A2265052 Price \$490,000

Bedrooms 4

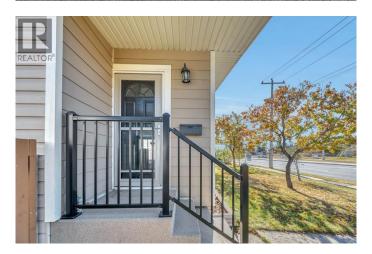
Bathrooms 2.00 Square Footage 962 Acres 0.09

Year Built 1967

Type Single Family







Sub-Type Freehold
Style Bungalow

# **Community Information**

Address 3730 37 Street Sw

Subdivision Rutland Park

City Calgary
Province Alberta
Postal Code T3E3C3

#### **Amenities**

Amenities Playground, Schools, Shopping

Features Back lane, Wet bar

Parking Spaces 2

Parking Detached Garage, Gravel, Parking Pad

# of Garages 1

#### Interior

Appliances Refrigerator, Dishwasher, Oven, Microwave, Microwave Range Hood

Combo, Washer & Dryer

Heating Natural gas Central heating

Cooling None

# of Stories 1

Has Basement Yes

#### **Exterior**

Exterior Vinyl siding
Exterior Features Fruit trees

Foundation Poured Concrete

# **Listing Details**

Listing Office MaxWell Capital Realty





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