$875,000 - 3720 36 Avenue Sw, Calgary

MLS® #A2231357

$875,000

5 Bedroom, 2.00 Bathroom, 1,291 sqft
Residential on 0.13 Acres

Rutland Park, Calgary, Alberta

Welcome to Rutland Park â€" Where Inner-City Living Meets Suburban Comfort!
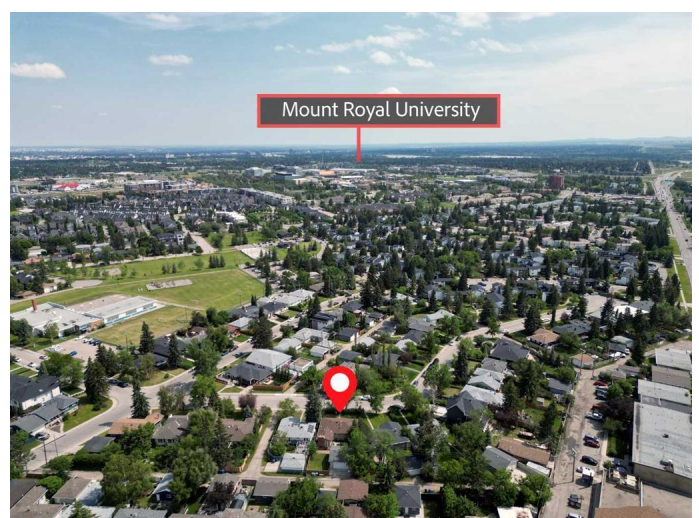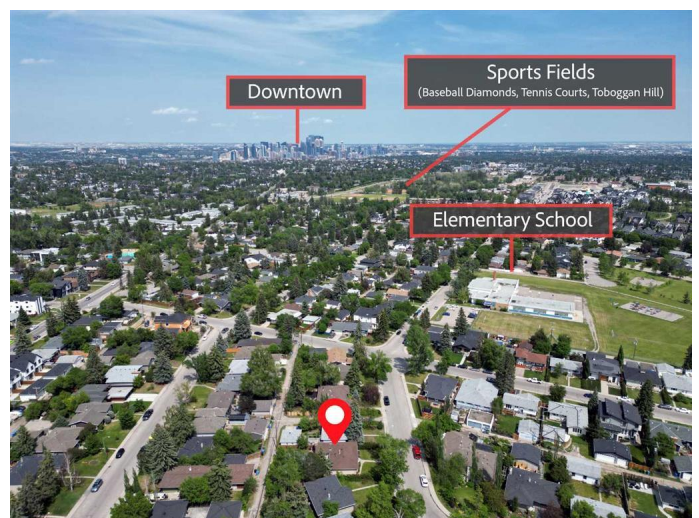

This beautifully upgraded 5-bedroom, South facing bungalow offers over 2,070 sq ft of developed living space on a large lot in a quiet cul-de-sac. Located minutes from Downtown Calgary, Mount Royal University, Glenmore Park, top-rated schools, shopping and transit, this home offers both convenience and lifestyle.

Enjoy the peaceful, tree-lined streets of this family-friendly neighborhood with mature landscaping and excellent curb appeal.

Main Floor Features:

â€¢ Bright open-concept layout with modern upgrades throughout

â€¢ Renovated kitchen with quartz countertops, smart gas stove, built-in cabinetry, and large pantry

• Spacious living and dining area with bay window providing ample natural light

• Bonus sunroom/family room with vaulted ceilings, skylights, and gas-assisted wood-burning fireplace

• 3 bedrooms, including a primary with bow window and generous closet space

• French doors off the sunroom open to the backyard, perfect for supervising children playing in backyard or entertaining

Fully Developed Basement:

• 2 additional bedrooms with large windows and closets

• Newly finished 3-piece bathroom with elegant fixtures

• Oversized rec room—ideal for home theatre, gym, or games

• Custom built-in nook for wine storage or media center

• Large laundry room with sink, Energy Star washer/dryer (steam)

• Two high-efficiency furnaces, on-demand tankless hot water heater, and Culligan water softener

• Smart dual-zone heating with Nest-style thermostats for optimal energy control

• Huge additional storage providing heated storage area for deep freezer, sports gears, paint and other weather sensitive items.

Outdoor Living:

• Private 20' x 12' deck perfect for summer BBQs and entertaining

• Newly built Oversized 23' x 23' detached garage with 9' door, epoxy flooring, built-in shelving, and perimeter lighting

• EV charger ready with 220V outlet &

smart garage door opener

• Exterior gas-assisted fireplace—great for s'mores and cool evening gatherings

• Spacious backyard—ideal for kids, pets, sports, or winter activities

Location Highlights:

• 4 min to Airport Playground (Currie Barracks)

• 5 min to Mount Royal University

• 6 min to Westbrook mall, Signal hill centre or Westhills Towne Centre

• 8 min to North Glenmore Park

• 8 min to Downtown (West End)

Additional upgrades include new flooring, fresh paint, upgraded windows, and modern recessed lighting. Move-in ready and meticulously maintained, this home offers

everything today's buyer needs in one of Calgary's most desirable inner-city communities.

Book your private showing today—homes like this in Rutland Park don't last long!

Built in 1956

Essential Information

MLS® #	A2231357
Price	$875,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,291
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3720 36 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1C5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, 220 Volt Wiring, Additional Parking, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Recessed Lighting, Smart Home
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Gas Stove, Tankless Water Heater, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Family Room, Outside, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Lighting, Rain Barrel/Cistern(s), Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot, Street Lighting, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Brick, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2025
Days on Market	27
Zoning	R-CG

Listing Details

Listing Office	Diamond Realty & Associates LTD.