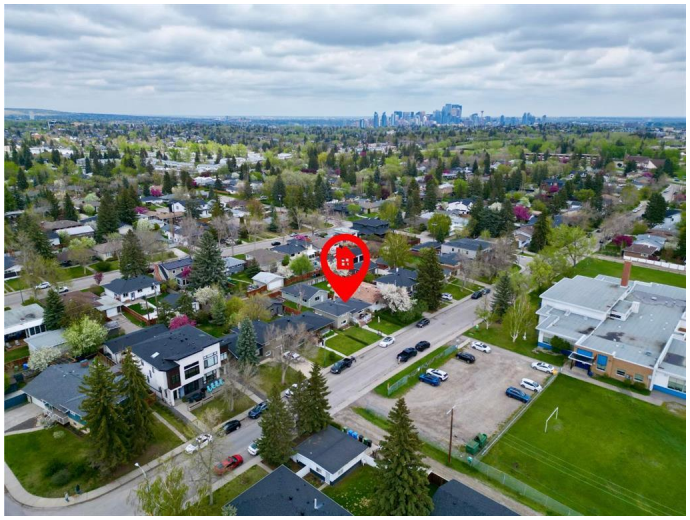
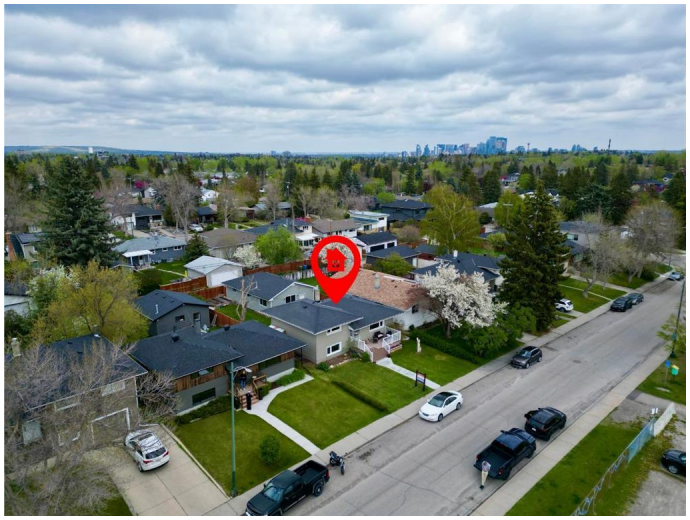
$899,900 - 3524 36 Avenue Sw, Calgary

MLS® #A2222141

$899,900
3 Bedroom, 3.00 Bathroom, 1,078 sqft
Residential on 0.14 Acres





Rutland Park, Calgary, Alberta

Nestled in a prime location directly across from a school and lush green space, this beautifully updated home blends everyday convenience with timeless comfort. Thoughtfully maintained and upgraded, it offers both stylish finishes and functional design. Step inside and be welcomed by a bright and inviting open floor plan! The living room features large front-facing windows that fill the space with natural light and offer peaceful views of the front patio. A cozy fireplace with a classic wooden mantle anchors the room, creating the perfect ambiance for relaxing evenings. The heart of the home is a stunning chefâ€™s kitchen, where form meets function. Featuring a massive central island with breakfast bar seating, this space is ideal for casual mornings or entertaining guests. Ceiling-height cabinetry provides ample storage, while sleek quartz countertops and stainless steel appliances offer a modern, polished finish. The kitchen flows seamlessly into the sunlit eating nook, which opens directly to the back deckâ€”perfect for al fresco dining and effortless indoor-outdoor living. The fully fenced backyard is a private retreat with space to enjoy every season. Garden beds await your green thumb, while a generous lawn and outdoor patio invite summer BBQs and playtime. A rare and oversized detached garage, accessible from the back alley, offers exceptional storage or workshop potential. Upstairs, the spacious primary suite is an incredible escape, featuring large bright

windows, a custom walk-in closet with built-in organization, and a luxurious 5-piece ensuite with dual vanities! Downstairs, the lower level expands your living space with two additional bedrooms, a 2-piece bath, a full 3-piece bathroom, and a large recreation room centered around another cozy fireplace with tile surround and mantle. The basement also includes lower level laundry with plenty of space for storage. With updated windows (2007), proximity to schools, parks, and everyday amenities, and a floor plan designed for comfort and versatility, this home is move-in ready!

Built in 1956

Essential Information

MLS® #	A2222141
Price	$899,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,078
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	3524 36 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1C4

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	4

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2025
Days on Market	30
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First

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