



GRASSROOTS
REALTY GROUP

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3340 36 Avenue SW
Calgary, Alberta

MLS # A2248688



\$699,000

Division:	Rutland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,221 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to Rutland Park—inner-city convenience with a quiet, tree-lined feel. Lovingly cared for as a family home for decades, this 1,221 sq ft bungalow sits across from a school and showcases established landscaping: abundant perennials and beautiful flowers, generous veggie-ready beds, mature trees, and a pretty hedge wrapping the front yard for curb appeal and privacy. Inside, a huge living room with a beautiful picture window is anchored by a gas fireplace. A separate dining room leads to the kitchen overlooking the garden. The main level features 3 bedrooms, including a primary with 3-piece ensuite, plus a 4-piece main bath. The lower level is partially developed, offering a massive rec room, den area, an additional 3-piece bathroom, and a cold room—perfect for storing and preserving your garden bounty. A separate side entrance provides excellent flow and future secondary-suite potential. Updates over the years include updated windows, roof (approx. 6 years), furnace (approx. 7 years), siding, and bath refreshes (approx. 14 years). Out back, enjoy the established planting areas and a single detached garage with lane access. Minutes to Mount Royal University, North Glenmore Park and Reservoir pathways, Marda Loop, Westhills/Signal Hill and Westbrook shopping, transit, and major routes—this well-kept bungalow blends comfort, potential, and a standout inner-SW location.