



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3536 36 Avenue SW
Calgary, Alberta

MLS # A2256545



\$989,900

Division:	Rutland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,009 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Few Trees, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	BAR FRIDGE		

Make Your Mark in Rutland Park! It's not very often a home like this becomes available in this community, it is a beautifully maintained and thoughtfully designed home that perfectly combines inner-city convenience with modern comfort. Step inside to a bright, open-concept main floor featuring 10 foot ceilings and large windows that flood the space with natural light. The spacious living area flows seamlessly into a modern kitchen complete with stainless steel appliances, sleek cabinetry, and a massive quartz island — ideal for both everyday living and entertaining. Upstairs, you'll find the primary retreat with a large walk-in closet and spa-inspired ensuite with free-standing soaker tub and two sided fireplace. Additionally, there are 2 generous bedrooms plus a loft area, dedicated laundry room with sink and a 4 piece bathroom. The fully developed lower level offers additional living space/recreation area with wet bar — perfect for movie nights and an area for your fitness equipment. Also enjoy a fourth bedroom and 4 piece bathroom. Outside, enjoy a private backyard oasis with a large deck and plenty of room for summer BBQs, gardening, or simply relaxing. The newly added exposed aggregate front patio is perfect for enjoying the southern exposure. The property also features a double garage and is nestled on a quiet, tree-lined street just steps from schools, parks, shopping, and transit. With quick access to downtown and major routes, this home offers the perfect blend of lifestyle and location.