



GRASSROOTS
REALTY GROUP

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3114 36 Avenue SW
Calgary, Alberta

MLS # A2264869



\$629,999

Division:	Rutland Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	879 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Primary Downstairs, Stone Counters		

Inclusions: N/A

OPEN HOUSE SATURDAY OCT. 18TH 12-2 PM! Modern, chic, inner-city living without the HIGH price tag! This fully renovated, semi-detached bungalow is the perfect option for those who want contemporary style in an unbeatable location. 3 bedrooms, 2 full bathrooms, a fully finished lower level, fully fenced yard AND a double detached garage - This home checks all your boxes. You will be impressed from the moment you pull up with the adorable curb appeal, perfect for decorating every season. Entering the home you'll love the vinyl plank flooring throughout, and the soft and soothing cream white walls. The living/dining area is a great size, with a large south facing window letting the daylight shine in. The electric fireplace is chic and timeless, tying into the rest of the homes color palette which makes it suitable for all tastes and styles! The kitchen is classic, with white shaker cabinets, deep drawers for adequate storage, white quartz counter-tops, and stainless steel appliances. There are 2 great sized bedrooms at the rear of the home, and a full 4 piece bathroom to complete the main floor. The lower level is fully finished with a HUGE rec room and additional flex space. Here you will find the Primary Retreat - a large room, perfectly situated with it's own 3 piece en-suite and connected to the laundry room. The backyard is fully fenced and is a great size for inner-city living! The double detached garage is the cherry on top, in addition to ample street parking out front. LOCATION, LOCATION, LOCATION, on a quiet street in Rutland Park, close to schools for kids all ages, MRU, Marda Loop, shopping, parks, playgrounds, and most importantly - the Legendary Glamorgan Bakery. This is your opportunity to make SW's Rutland Park home! Book your private showing today.

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