

# \$989,900 - 3536 36 Avenue Sw, Calgary

MLS® #A2256545

**\$989,900**

4 Bedroom, 4.00 Bathroom, 2,009 sqft

Residential on 0.07 Acres

Rutland Park, Calgary, Alberta

OPEN HOUSE - Sunday Sept 14th (11:00am - 1:00pm). 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.

Built in 2018

**Essential Information**

MLS® #	A2256545
Price	\$989,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,009
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	3536 36 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1C4

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Few Trees, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 13th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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