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**Royal LePage Mission Real Estate**  
#100 3595 114 Ave SE  
Calgary, AB  
T2Z 3X2



3748 36 Avenue, Calgary, Alberta, T3E 1C5, Canada

MLS®# C4050802



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|                |                      |
|----------------|----------------------|
| Property Value | \$719,900            |
| Type           | House                |
| Style          | Bungalow             |
| Basement       | Full                 |
| Parking        | 1                    |
| Year Built     | 1957                 |
| Living Area    | 1,623 sq.ft.         |
| Lot Frontage   | 114.21 ft            |
| Lot Size Area  | 1,013 m <sup>2</sup> |
| Bedrooms       | 4                    |
| Bathrooms      | 3 full               |

## Description

This is it! Look no further, this 1633 sq ft renovated open concept bungalow on a massive 10,904 sq ft, 0.25 acre lot located on a quiet street in the heart of Rutland Park provides an excellent living opportunity for a growing or downsizing family. Four bedrooms total, large sunny yard with new no maintenance fencing and oversized 24 x 24 garage. Spacious master with patio doors onto the massive deck and relaxing new 3 piece ensuite, bright new main bath and large second main floor bedroom. Hardwood and tile on the main floor offering an open concept kitchen with eating bar, living, dining and family room with fireplace and direct access to the rear yard. Professionally finished basement with two large bedrooms, new bathroom, oversized rec room & adjacent flex room. Roughed in wine room, newer high efficiency furnace two water tanks including a solar powered system, central A/c, water softener, electronic air cleaner, heated floors, newer shingles. Steps to school, parks, rec centre, shopping & transit.







