

\$699,000 - 3340 36 Avenue Sw, Calgary

MLS® #A2248688

\$699,000

3 Bedroom, 3.00 Bathroom, 1,221 sqft
Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

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.



Built in 1957

Essential Information

MLS® #	A2248688
Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,221
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3340 36 Avenue Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1C1

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Garden, Private Yard
Lot Description Back Lane, Back Yard, Garden, Landscaped, See Remarks
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed August 14th, 2025
Days on Market 4
Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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