

# \$490,000 - 3730 37 Street Sw, Calgary

MLS® #A2265052

**\$490,000**

4 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.09 Acres

Rutland Park, Calgary, Alberta

Let's paint you a picture... Rutland Park, a small, quaint community surrounded by communities like Killarney/Glengarry and Glamorgan. And this beautiful, one owner owned home is situated right across from Safeway and the Glamorgan Shopping area. And just a short distance from the Westbrook LRT station and Shaganappi Point Golf course. With quick access to Stoney Trail and Crowchild. This great property has just been freshly painted, with renovated bathrooms, newer roof, plenty of storage and four bedrooms. Making it perfect for a family home or, with two entrances, a perfect rental income property. This cozy home is topped off with a one car garage, outside parking pad, large deck, storage shed and a flourishing apple tree out front. This property will not last long, book your showing today!

Built in 1967

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265052  |
| Price          | \$490,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 962       |
| Acres          | 0.09      |
| Year Built     | 1967      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bungalow |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3730 37 Street Sw |
| Subdivision | Rutland Park      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E3C3            |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 2                                                              |
| Parking        | Gravel Driveway, Parking Pad, Single Garage Detached, Enclosed |
| # of Garages   | 1                                                              |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Wet Bar |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer     |
| Heating           | Central, Natural Gas                                                            |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s) |
| Roof              | Shingle                                    |
| Construction      | Vinyl Siding                               |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 7                  |
| Zoning         | R-CG               |

**Listing Details**

Listing Office                      MaxWell Capital Realty

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