



DON'T GAMBLE WITH YOUR HOME.
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3734 37 Street SW
Calgary, Alberta

MLS # A2257410



\$984,900

Division:	Rutland Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,085 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Triangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage, Track Lighting, Wood Counters		

Inclusions: Shed, wall mounted air conditioning

Full bungalow-style duplex on one title located in Rutland Park (SW Calgary). Total RMS size is approximately 2,085 sqft above grade (about 1,042 sqft per unit), with an additional 1,787 sqft of developed basement area. Each unit includes 4 bedrooms (2 on the main level, 2 in the basement) and 2 full bathrooms (4-piece on the main, 3-piece in the basement), offering flexible configurations for multi-unit or multi family living. 3734 includes a main floor with front-facing living room (with wall mounted AC), kitchen, dining area, two bedrooms, full bathroom, and side entry. The basement features a recreation room, two additional bedrooms, a 3-piece bathroom, laundry room, and utility space. Interior upgrades have been made to the kitchen (including cabinetry, tile flooring, subway tile backsplash, and stainless appliances), main-level flooring (laminate), basement carpet, and both bathrooms. 3736 has a similar layout with a living room, kitchen, dining area, two bedrooms, full bathroom, and side entry on the main floor. The basement also includes a recreation room, two bedrooms, a 3-piece bathroom, laundry area, and utility room. This side remains in original condition and is well-suited for renovation or redevelopment. Both units have separate side entrances, providing a layout compatible with future secondary suite development (City approval required). The detached double garage is located beside 3736, with two 9' garage doors. The property sits on a 8,675 sqft lot with a west-facing backyard. Located within walking distance to Mount Royal University, schools, shopping, off-leash parks, and public transit. Convenient vehicle access to Glenmore Trail, Crowchild Trail, and Stoney Trail. Outstanding opportunity for investment for cash flow, owner-occupiers, or hold for redevelopment.

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