3304 36 Avenue SW

Calgary | Active | MLS® A2343201

$879,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1956**	**1,191.7 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

DEVELOPMENT OPPORTUNITY ON AN OVERSIZED 7653.14 SQFT CORNER LOT in Rutland Park. What sets this property apart is the SIZE & POTENTIAL OF THE RC-1 LOT - A combined 40FT (front) +25FT (corner) gives you a 65FT FRONTAGE. Set along one of the community's beautiful tree-lined streets, 3304 36 Avenue SW presents an exceptional opportunity for builders, investors or buyers looking to create a substantial custom residence in an established inner-city neighbourhood.

The site lends itself to a single-detached residence, with the potential for a secondary or backyard suite subject to City requirements and approvals. In a community increasingly showcasing impressive new custom homes, this oversized corner parcel offers an opportunity to build at a scale that is difficult to replicate on the narrower lots found throughout much of Calgary's inner city.

Imagine a significant custom residence with room to explore an OVERSIZED TRIPLE OR EVEN QUAD GARAGE, expansive outdoor living and a genuinely usable backyard-all while maintaining the space and privacy that make established communities like Rutland Park so desirable. Garage size and future development are subject to applicable City approvals and building requirements.

Not ready to build? The existing 1950s BUNGALOW offers plenty of possibility of its own. With a little TLC and thoughtful updating, this charming home could be refreshed into a comfortable residence or an excellent holding property while future plans are considered. The fully finished home offers 4 bedrooms, including 3 above grade and 1 downstairs, hardwood flooring and has been updated over the years.

The location completes the opportunity. Mount Royal University is just minutes away, while a strong collection of nearby public, Catholic and independent schools adds to the appeal. Nearby options include A.E. Cross School, Holy Name School and Bishop Carroll High School. Families seeking private education will appreciate the proximity to Clear Water Academy, located in neighbouring Currie Barracks and offering programming from Junior Kindergarten through Grade 12.

Rutland Park provides the increasingly rare combination of QUIET, MATURE INNER-CITY LIVING and exceptional accessibility. MARDA LOOP is only minutes away, offering an extensive collection of restaurants, cafés, boutiques, fitness studios and everyday services. Nearby green spaces and recreation include Glenmore Athletic Park, River Park, Sandy Beach and the extensive pathways and natural areas surrounding the Glenmore Reservoir and Weaselhead.

With MOUNT ROYAL UNIVERSITY, EXCELLENT EDUCATIONAL OPTIONS, MARDA LOOP AMENITIES, PARKS AND GREEN SPACES all close at hand, the location offers outstanding appeal for a future custom family residence while remaining conveniently connected to downtown Calgary and major routes west toward the mountains.

LIVE IN IT, RENOVATE, HOLD OR BUILD NEW-THIS PROPERTY OFFERS EXCEPTIONAL POTENTIAL. BRING YOUR VISION AND TAKE ADVANTAGE OF THIS RARE RUTLAND PARK OPPORTUNITY.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343201
Bedrooms	3
Bathrooms	2
Year Built	1956
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,191.7 sq. ft.
Main Level Finished Area:	1,191.7 sq. ft.
Below Grade Finished Area:	1,073.04 sq. ft.
Acreage:	No
Lot Area:	7,653 sq. ft.
Lot Frontage:	40'
Lot Details:	FRONT 12.19 (+7.62 to curb) x EAST SIDE 28.91 (+7.69 to curb) x BACK 19.81 x WEST SIDE 36.60 *SEE RPR*
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6

Year built:	1956 (Age: 70)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	6498HA
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	3
Parking:	Double Garage Detached, Driveway, Single Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Southwest

Community:	Rutland Park
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 18'1" × 11'6" ·
Main Floor	Kitchen · 12'6" × 11'7" ·
Main Floor	Dining Room · 11'6" × 7'11" ·
Main Floor	Bedroom - Primary · 12'2" × 11'4" ·
Main Floor	Bedroom · 10'10" × 8'3" ·
Main Floor	Bedroom · 9'11" × 9'10" ·
Basement	Office · 17'7" × 12'11" ·
Basement	Game Room · 19' × 10'11" ·
Basement	Den · 13' × 7'9" ·
Basement	Laundry · 9'1" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	Open Floorplan, Walk-In Closet(s), Wood Windows
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Corner Lot, Few Trees, Irregular Lot, Low Maintenance Landscape, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1

Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3304-36-avenue-sw-calgary-a2343201/

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