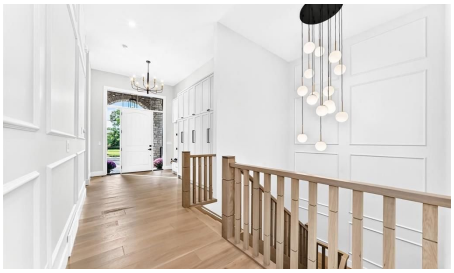
3743 36 Avenue SW

Calgary | Active | MLS® A2349666

$2,398,700









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,236 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

OPEN HOUSE Sunday November 22, 2:30-4:30PM ANOTHER CUSTOM BUILT HOME BY ALBERTA RENAISSANCE HOMES!! A BRAND NEW LUXURY BUNGALOW on a 55x120ft lot, in the QUIET DESIRABLE COMMUNITY OF RUTLAND PARK! Boasting a total living space of 4,328 SQFT, and built with QUALITY EUROPEAN WORKMANSHIP, this one of a kind property features a STUNNING MAIN LIVING AREA with SOARING 12ft CEILINGS THROUGHOUT with even higher vaulted areas! EXPANSIVE WINDOWS that provide an ABUNDANCE OF NATURAL LIGHT, creating a warm and sophisticated atmosphere. The gourmet kitchen is a true showpiece, complete with CUSTOM CABINETRY, HIGH-END MIELE APPLIANCE PACKAGE, A GENEROUS ISLAND, BEAUTIFULLY APPOINTED BUILT-INS, FIXTURES, and WAINSCOTING FEATURE WALLS. Consisting of a TOTAL 4 BEDROOMS, and 4.5 BATHROOMS, the spacious primary retreat offers a serene escape with a LUXURIOUS ENSUITE BATH, and a MASSIVE WALK-IN CLOSET that’s fit for a movie star!. Additional bedrooms are thoughtfully positioned for privacy, while the open-concept living area creates a SEAMLESS INDOOR/OUTDOOR VIBE with the 300+SQFT MAINTENANCE-FREE COMPOSITE DECK for everyday living and entertaining. The HUMONGOUS BASEMENT is equipped with 9ft ceilings, IN-FLOOR HEATING THROUGHOUT THE ENTIRE LEVEL, 2 BEDROOMS, 2 BATHROOMS, A STEAM SHOWER, A CLASSIC WOOD SAUNA, A FANCY WET BAR, AN ELEGANT WINE CELLAR, and ALL THE OPEN LIVING SPACE YOU COULD POSSIBLY NEED!
Other features include; Central A/C, HEATED FLOORS IN THE ENSUITE BATHROOMS, 8FT SOLID-CORE DOORS, STYLISH ENGINEERED HARDWOOD FLOORING, MAIN FLOOR LAUNDRY ROOM, OVERSIZED TRIPLE GARAGE with APOXY FLOORING, FLOATING STAIRS WITH BUILT-IN LIGHTING, EXTREMELY SOLID ADEX EIFS GRAPHEX WOODPECKER RESISTANT COAT and STONE EXTERIOR, TANKLESS WATER HEATER, and a BUILT-IN CENTRAL VACUUM SYSTEM. Come check out this INCREDIBLY RARE OPPORTUNITY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349666
Bedrooms	4
Bathrooms	5
Year Built	2026
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:	2,236 sq. ft.
Main Level Finished Area:	2,236 sq. ft.
Below Grade Finished Area:	2,093 sq. ft.
Acreage:	No
Lot Area:	6,598 sq. ft.
Lot Frontage:	55'
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	5
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	6498HA
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stone, Stucco
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	3
Parking:	Oversized, Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Rutland Park
Appliances:	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Washer
Inclusions:	N/A
Restrictions:	Restrictive Covenant
Main Floor	Bedroom - Primary · 17'5" × 14'11" ·
Main Floor	Bedroom · 16' × 11'11" ·
Main Floor	Laundry · 8'9" × 5'8" ·
Main Floor	Living Room · 21'8" × 16'10" ·
Main Floor	Dining Room · 14'10" × 9'11" ·
Main Floor	Kitchen · 16'10" × 16'2" ·
Main Floor	Mud Room · 9'8" × 6'4" ·
Basement	Bedroom · 15'3" × 13'3" ·

Basement	Bedroom · 13'7" × 12' ·
Basement	Sauna · 7' × 5'6" ·
Basement	Wine Cellar · 7'3" × 7'2" ·
Basement	Game Room · 25'7" × 21'3" ·
Basement	Family Room · 16'1" × 14'5" ·
Basement	Other · 16'1" × 7' ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bar, Beamed Ceilings, Built-in Features, High Ceilings, Sauna
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3743-36-avenue-sw-calgary-a2349666/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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