

\$984,900 - 3734 37 Street Sw, Calgary

MLS® #A2257410

\$984,900

4 Bedroom, 2.00 Bathroom, 2,085 sqft

Residential on 0.20 Acres

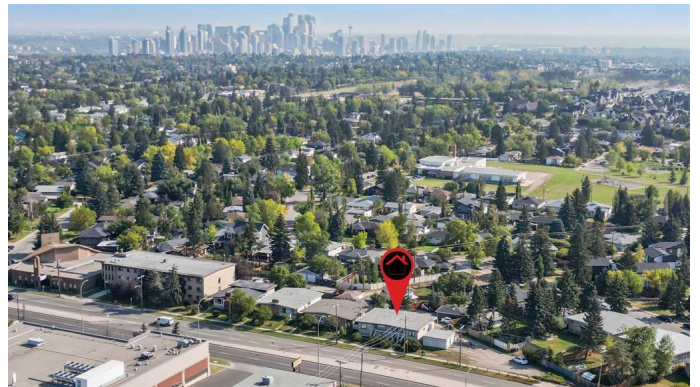
Rutland Park, Calgary, Alberta

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 (laminated), 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.

Built in 1967

Essential Information

MLS® #	A2257410
Price	\$984,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,085
Acres	0.20
Year Built	1967
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	3734 37 Street Sw
Subdivision	Rutland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3C3

Amenities

Parking Spaces	8
Parking	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Faces Side, Off Street, Parking Pad, RV Access/Parking, Shared Driveway
# of Garages	2

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage, Track Lighting, Wood Counters
Appliances	Dishwasher, Electric Range, Freezer, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Triangular Lot
Roof	Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Complete Realty
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