



DJ Golden
REAL ESTATE

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3730 37 Street SW
Calgary, Alberta

MLS # A2265052



\$490,000

Division:	Rutland Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	962 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Enclosed, Gravel Driveway, Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s)		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Wet Bar		

Inclusions: Fridge and microwave downstairs. 2 TV's in basement bedrooms

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!