

# \$784,900 - 3615 Sarcee Road Sw, Calgary

MLS® #A2241584

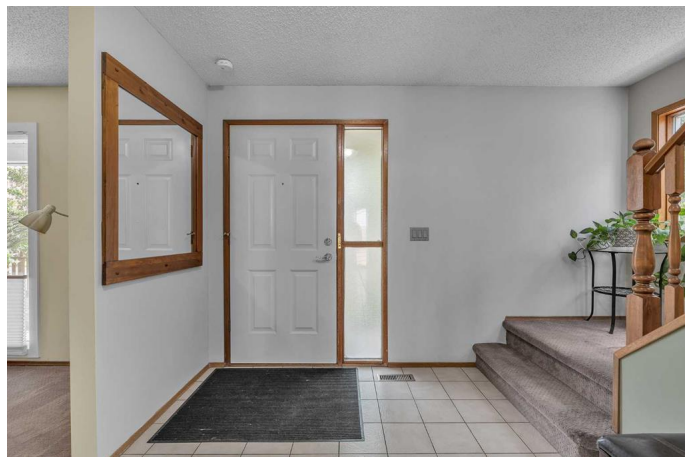
**\$784,900**

4 Bedroom, 4.00 Bathroom, 1,806 sqft

Residential on 0.11 Acres

Rutland Park, Calgary, Alberta

Welcome to this charming 2-storey detached home situated on a quiet corner lot in the desirable community of Rutland Park. Offering over 2,400 sq ft of developed living space, this well-maintained property features 4 bedrooms, 3.5 bathrooms, a double detached garage, and an illegal basement suite with a separate entrance—perfect for extended family or rental income. The bright and airy main level welcomes you with large windows, a cozy fireplace, and a spacious living room ideal for relaxing or entertaining. The kitchen is equipped with warm wood cabinetry, stainless steel appliances, ample counter space, and a breakfast bar for casual meals. Upstairs, you™ll find three generously sized bedrooms including a private primary suite with its own 3-piece ensuite. The illegal basement suite includes its own laundry, a spacious bedroom, full bathroom, and independent access. Enjoy summer gatherings in the large backyard with a spacious deck, and take advantage of the double detached garage plus two additional parking pads. Notable upgrades include new shingles (2021), a new furnace (2023), and most windows replaced in 2021. Enjoy direct transit access to downtown with the convenience of a single bus route just steps from your door. Located near schools, parks, shopping, playgrounds, and transit, this home offers excellent value for both families and investors. Book your private showing today!



Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241584    |
| Price          | \$784,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,806       |
| Acres          | 0.11        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3615 Sarcee Road Sw |
| Subdivision | Rutland Park        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 6V5             |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Sauna                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Wood Burning                                                                                             |

|              |                       |
|--------------|-----------------------|
| Has Basement | Yes                   |
| Basement     | Finished, Full, Suite |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame, Metal Siding                     |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 17              |
| Zoning         | R-CG            |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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