

# \$809,900 - 3615 Sarcee Road Sw, Calgary

MLS® #A2230585

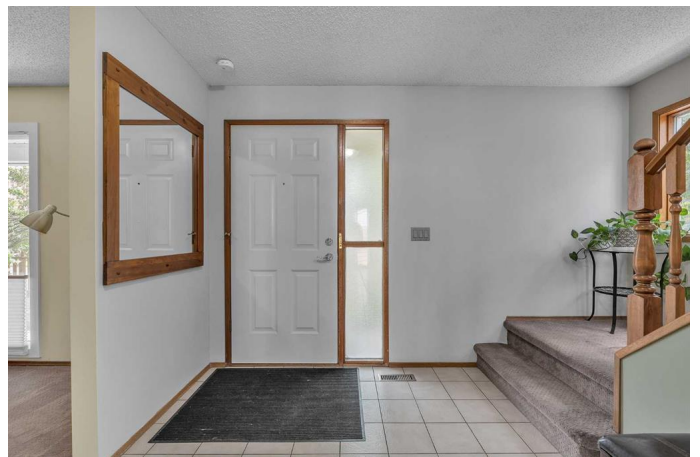
**\$809,900**

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® #	A2230585
Price	\$809,900
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	Metal Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.