

\$849,900 - 2227 36 Street Sw, Calgary

MLS® #A2145680

\$849,900

3 Bedroom, 2.00 Bathroom, 940 sqft
Residential on 0.14 Acres

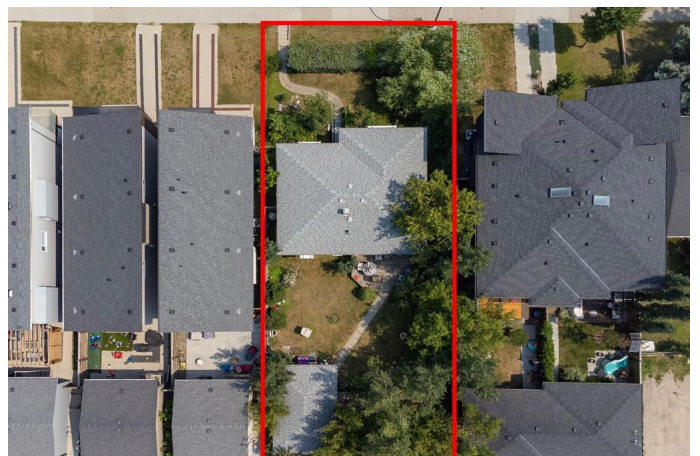
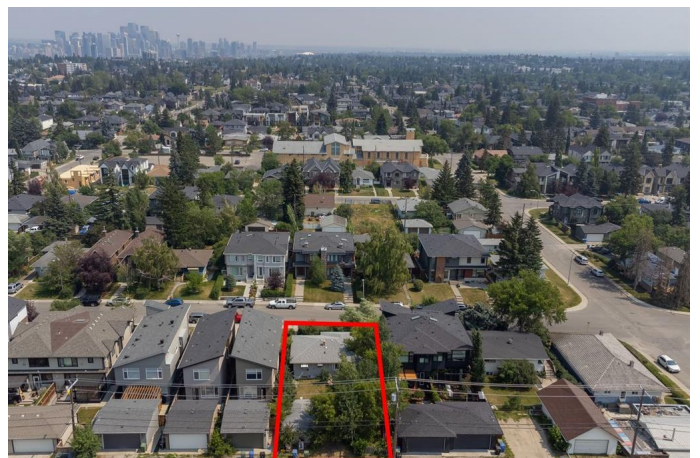
Killarney/Glengarry, Calgary, Alberta

ATTENTION BUILDERS AND INVESTORS!
Situated in the vibrant Killarney neighborhood, just minutes from downtown, this prime 50 x 120 R-CG lot with a desirable west-facing backyard presents an exceptional redevelopment opportunity. Perfectly positioned on a beautiful tree-lined street amidst many newer homes, the potential here is extensive. Whether you plan for a triplex, fourplex, duplex, or two detached single-family residences, this large lot offers the flexibility to create something remarkable. Enjoy the convenience of being within a 10-minute walk to an LRT station, along with easy access to transit, schools, and shopping centers. Don't let this chance slip away – seize the opportunity to transform this inner-city gem into your next successful project. Contact us today to explore this promising investment opportunity and unlock the potential of this sought-after location!

Built in 1955

Essential Information

MLS® #	A2145680
Price	\$849,900
Sold Price	\$870,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	940



Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2227 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Z3

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	July 28th, 2024
Days on Market	4
Zoning	R-CG

HOA Fees 0.00

Listing Details

Listing Office RE/MAX iRealty Innovations

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