

# \$1,250,000 - 2639 29 Street Sw, Calgary

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MLS® #A2160307

**\$1,250,000**

3 Bedroom, 1.00 Bathroom, 952 sqft

Residential on 0.17 Acres

Killarney/Glengarry, Calgary, Alberta

This is a fantastic opportunity to Invest in the vibrant Killarney community. This is a prime lot with significant redevelopment potential (H-GO zoning). Just a short walk from shopping, dining, the library, a recreation center, and various other amenities, this location offers convenient access to everything you need, including transportation to have a very attractive rental building.

The existing well-maintained three-bedroom home features a kitchen with ample cabinetry, a spacious living room, and a large backyard. Additionally, the property includes a detached single-car garage, plenty of parking in the front, and an extra parking space beside the garage.

This property is ideal for generating rental income while planning redevelopment or as a great revenue property. We can provide an amazing revenue generating redevelopment concept call for more details.. This lot comes with development permit approval, DSSP approval, and full Building Permit plans.

Built in 1953

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2160307    |
| Price      | \$1,250,000 |
| Sold Price | \$1,250,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 952         |
| Acres          | 0.17        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2639 29 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2K6             |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Off Street, Single Garage Detached, Stall |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                  |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Partially Finished                                                                     |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, See Remarks |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | August 25th, 2024    |
| Date Sold      | September 21st, 2024 |
| Days on Market | 26                   |
| Zoning         | H-GO                 |
| HOA Fees       | 0.00                 |

**Listing Details**

Listing Office            Coldwell Banker Mountain Central

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