

# \$824,900 - 2216 35 Street Sw, Calgary

MLS® #A2166725

**\$824,900**

4 Bedroom, 1.00 Bathroom, 1,170 sqft  
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

**ATTENTION INVESTORS/DEVELOPERS!**

This **RAISED BUNGALOW** sits on a **LARGE 50' X 120' RECTANGULAR LOT**, **ZONED R-CG**, with an **EAST-FACING PRIVATE BACKYARD**, with **NO NEIGHBOURS BEHIND**, in the sought-after inner-city community of Killarney/Glengarry! This charming home boasts over 2,300 square feet of fully developed living space with 4 bedrooms and 1 bathroom. Noteworthy updates/upgrades here include: new hot water tank (Nov 2023), asphalt shingles (2012), water softener system, gas stove, original hardwood flooring on the main floor, and convenient side-entry door to the basement. Out in the fully-fenced, private, east-facing backyard, you will find an oversized **DOUBLE DETACHED GARAGE** (drywalled/insulated, and accessible via paved back alley access). There are no neighbours immediately behind this house for enhanced privacy! Close to all amenities: minutes to downtown, Westbrook Mall and Calgary Transit C-Train station, schools, and local parks/pathways! **R-CG ZONING ALLOWS FOR MULTI-RESIDENTIAL DEVELOPMENT:** R-CG is a land-use district that allows for rowhouse-style housing. This land use zoning can accommodate front and rear units on a parcel, plus a separate garage. An R-CG parcel can have a maximum of four units on a typical 50' lot, with the potential for each unit to have a secondary suite! The opportunities are endless here! Don't miss out on this



exceptional holding property - live in, rent out,  
or redevelop! Call today!

Built in 1953

### Essential Information

MLS® #	A2166725
Price	\$824,900
Sold Price	\$805,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,170
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	2216 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2X8

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Oversized, Secured, Covered, Enclosed, Garage Faces Rear, Paved, Parking Pad, See Remarks, Side By Side

### Interior

Interior Features	Bar, Ceiling Fan(s), Dry Bar, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Oven
Heating	Forced Air, Central

Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

**Exterior**

Exterior Features	Fire Pit, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, Other, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 17th, 2024
Date Sold	October 7th, 2024
Days on Market	20
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	MaxWell Capital Realty
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