



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3243 Kenmare Crescent SW**  
**Calgary, Alberta**

**MLS # A2225411**



**\$850,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Attention Builders & Developers! This is an amazing opportunity to secure a prime redevelopment property in the highly sought-after community of Killarney. Located on a rare cul-de-sac, this expansive 50' x 120' lot offers endless possibilities for new construction. With a desirable south-facing backyard, the property provides the perfect setting for a sun-filled home or multi-unit development. Surrounded by tree-lined streets and close to parks, schools, shopping, and transit, this location is ideal for future homeowners seeking both convenience and charm. This property is being sold for land value—don't miss your chance to capitalize on this exceptional investment opportunity!