



**3243 Kenmare Crescent SW
Calgary, Alberta**

MLS # A2254328



\$749,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	1952 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Level, Rectangular Lot		

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

Inclusions: None

Attention Builders & Developers! Incredible price for a fantastic redevelopment lot!! Don't miss out on this rare chance to secure a highly sought-after redevelopment lot in one of Calgary's most desirable inner-city communities—Killarney. Located on a quiet, family-friendly Crescent, this expansive 50' x 120' DC zoned lot, is an ideal canvas for a stunning semi-detached infill project. With its south-facing backyard, this property offers the perfect orientation for maximizing natural light and outdoor living spaces. No power poles at the rear to develop around. The generous lot size also provides ample room for spacious, high-demand units that will appeal to Calgary's growing inner-city market. Killarney is renowned for its tree-lined streets, proximity to schools, parks, shopping, and transit, making it a prime location for homeowners seeking convenience and charm. Whether you're looking to build two luxury duplex homes, or perhaps a large single home on a quiet Crescent, this lot offers the flexibility and potential for a strong return on investment. This property is being offered below land value—seize this opportunity to build in a community with immense growth potential.