



GRASSROOTS
REALTY GROUP

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3627 Kildare Crescent SW
Calgary, Alberta

MLS # A2257729



\$945,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,026 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, shelving units in basement, freezer, desk in basement - All appliances as is, where is

56-ft frontage x 120-ft, south-backing, directly across from a large park with playground, tons of street parking, a newly paved alley on the way, and walking distance to three schools—what more could a developer ask for? This prime lot is ideal for two extra-wide infills (each 3 ft wider than “standard”), and the existing home is perfectly livable or rentable while you work through the permitting process. Nearby schools include Killarney School (CBE Montessori K‐6), Holy Name School (Catholic K‐6 French Immersion), and A.E. Cross School (CBE 7‐9). The park and community spirit are fantastic; for example, every year the neighbours get together and build an outdoor rink. Opportunities like this are rare—don’t miss your chance!