



**3131 33 Street SW**  
**Calgary, Alberta**

**MLS # A2293888**



**\$830,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** None

Prime Killarney Investment & Development Opportunity -Exceptional builder/developer or investor opportunity in the highly sought-after community of Killarney. Situated on an extra-wide 55' x 120' DC (pre-1P2007) zoned lot, this property offers outstanding potential for future infill develop bungalow features 2 bedrooms + den on the main floor, showcasing refinished and stained original hardwood flooring. The open-concept, eat-in kitchen includes stainless steel appliances and a gas stove, flowing into a bright sunroom addition, while also serving as a strong, income-generating holding asset. west-facing backyard, complete with a spacious three-tiered deck, large landscaped yard, and an oversized double garage. Additional highlights include: • Updated bathrooms • 2-bedroom illegal basement suite • Shared laundry • Fully rented property, including the garage The current tenants occupy the entire home would love to stay—making this a true turnkey investment with reliable income while you plan future development. Located on a quiet, wider street with less traffic, this oversized lot stands out among others in the area. Viewings available evenings and weekends only. Contact today to book your private showing.