



**GRASSROOTS**  
REALTY GROUP

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**2024 36 Street SW**  
**Calgary, Alberta**

**MLS # A2299465**



**\$929,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

**FULL-SIZED KILLARNEY LOT | GREAT LOCATION WITH UPGRADES HOME.** Located on a quiet street in Killarney, this lovely bungalow sits on a full 50' x 120' lot, offering excellent potential for homeowners, investors, or future redevelopment. The main floor features three bedrooms, a 4-piece updated bathroom, and hardwood flooring that adds warmth and character throughout the living space. Large windows bring in natural light, while the functional layout supports comfortable day-to-day living. The kitchen has been updated in recent years with modern cabinetry, countertops, and appliances, creating a clean and practical workspace. A separate rear entry leads to the fully developed basement, which includes an illegal suite. The lower level offers two bedrooms with egress windows, 4-piece updated bathroom, renovated kitchen, & a spacious living/dining area.. A sub-flooring enhances comfort & adds flexibility. This setup provides strong potential for extended family living or supplemental income. Numerous upgrades over the past several years contribute to the home's overall value and reliability, including all windows, exterior doors, appliances, furnace, hot water tank, additional electrical sub-panel, shingles, and garage doors with openers. The backyard is designed with functionality in mind, featuring a large patio for any social gathering, double RV parking area with a retaining wall, double detached garage with new doors, and a newly updated fence on one side. The lot itself offers ample space for outdoor use today, while also presenting long-term redevelopment potential in a sought-after inner-city location! Positioned within minutes of downtown Calgary, and close to schools, parks, shopping, and transit, Killarney continues to be a popular choice for buyers seeking both convenience and community feel. A solid property with

flexibility, updates, and future upside &ndash; this is an opportunity to secure a full-sized inner-city lot in a quiet, established location; book your showing TODAY!