



3218 29 Street SW
Calgary, Alberta

MLS # A2305075



\$799,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,153 sq.ft.	Age:	1953 (73 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, On Street, Outside, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot		

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

Inclusions: none

Attention Builders & Developers | Prime Killarney Development Opportunity | 50' x 125' Lot Exceptional opportunity to secure a full-size 50' x 125' inner-city lot in the highly sought-after community of Killarney — one of Calgary's most active and desirable inner-city communities to build in. Situated on a beautiful tree-lined street with rear lane access, this property presents an excellent opportunity for builders and developers in a highly proven redevelopment setting. Surrounded by quality infill and multi-unit development, this is a prime site for a future infill or multi-unit project. Currently designated Direct Control (DC – pre 1P2007), offering flexibility for those exploring redevelopment opportunities, including the potential for future land use optimization or higher density development. This property is being offered primarily for its land value and future potential. The existing legal up/down duplex provides solid holding value, making it an ideal acquisition for those looking to generate income while advancing development plans, securing permits, or exploring land use changes. Located just minutes to downtown, with excellent access to major routes, parks, schools, and the amenities of 17th Avenue SW, this location continues to see strong end-user demand — supporting future resale potential. Opportunities of this scale and positioning are becoming increasingly limited in Killarney so call today!