

\$895,000 - 3234 Kinsale Road Sw, Calgary

MLS® #A2250863

\$895,000

4 Bedroom, 2.00 Bathroom, 1,120 sqft
Single Family on 0.15 Acres

Killarney/Glengarry, Calgary, Alberta

\$100,000 PRICE REDUCTION!! **SEE WHAT MAKES THIS PROPERTY TRULY UNIQUE. WATCH THE FULL CINEMATIC VIDEO NOW INVESTOR & BUILDER ALERT** 3234 KINSALE ROAD SW | OVERSIZED CORNER LOT IN KILLARNEYUnlock the full potential of this rare inner-city opportunity in one of Calgary's most established and in-demand redevelopment hubs. Situated on a quiet, tree-lined street in Killarney, this well-maintained single-family home sits on a premium 55' x 118' corner lot—a standout parcel perfect for your next high-value project. Zoned for low-density redevelopment and ideally suited for a luxury single-family home, side-by-side duplex, or a multi-family project with legal suites, this site checks all the boxes for strategic infill development. The corner lot configuration offers ideal site access and design flexibility—perfect for maximizing unit count, curb appeal, and return on investment. The existing 4-bedroom, 2-bathroom home is livable and rentable, giving you holding income while you plan your build. With mature trees, southwest backyard exposure, and easy access to transit, schools, Marda Loop, and downtown, this location is prime for long-term value. Whether you're looking to build a luxury custom home, a modern 4-plex with basement suites under CMHC's MLI Select program, or hold as a cash-flowing rental with future upside—this property offers a rare combination of lot size, location, and redevelopment versatility. (id:6289)



Built in 1952

Essential Information

Listing #	A2250863
Price	\$895,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,120
Acres	0.15
Year Built	1952
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3234 Kinsale Road Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E4S2

Amenities

Amenities	Schools, Shopping
Features	Back lane, Level
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, None, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Forced air
Cooling	See Remarks
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco, Vinyl siding
Construction	Wood frame

Foundation

Poured Concrete

Listing Details

Listing Office

Real Broker



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