

\$985,000 - 2240 35 Street Sw, Calgary

MLS® #A2254308

\$985,000

4 Bedroom, 2.00 Bathroom, 1,125 sqft
Single Family on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

See VIDEO! Attention developers, investors, and visionaries—this is the opportunity you’ve been waiting for. Welcome to 2240 35 Street SW, a rare 50 ft — 120 ft CORNER lot in the heart of Killarney, one of Calgary’s most desirable and fastest-growing inner-city communities. Priced at just \$999,900, this property combines location, zoning, and long-term potential into a package that is truly unmatched. Currently home to a classic bungalow property (handyman special and being sold AS-IS), the real value here lies in the land and the endless possibilities it offers. With R-CG zoning already in place, you could build up to 4 townhouses, each with its own legal basement suite, subject to City of Calgary permits and approval. That’s a potential of up to 8 doors total—ideal for creating a profitable multi-family rental portfolio, selling individual townhouses, or holding as a long-term asset under CMHC’s MLI Select program, which offers 75–95% financing with amortizations of up to 50 years for qualifying projects. Neighbourhood demand is strong. New townhouses in Killarney have recently been selling in the low- to mid-\$800s each. With multiple units plus additional suite income, this lot presents a compelling opportunity for future development. Buyers are encouraged to complete their own due diligence to confirm resale values, rental potential, and project viability. **Why Killarney? This vibrant community is minutes from



downtown and offers everything todayâ€™s buyers and renters are looking for. You can walk to shops, cafÃ©s, and restaurants along 17th Avenue and Marda Loop, enjoy convenient daily amenities at Westbrook Mall and surrounding shops, and benefit from quick access to Westbrook C-Train Station, Bow Trail, and Crowchild Trail for effortless commuting. Lifestyle amenities nearby include the Killarney Aquatic & Recreation Centre, Shaganappi Point Golf Course with its skyline views, and numerous parks and schools. This lotâ€™s corner exposure provides superior design flexibility and curb appeal for future builds, while its established location ensures strong resale and rental demand. Adding to its appeal, the property backs onto a paved alleyâ€”a practical upgrade over gravel lanes that enhances access, cleanliness, and future garage design. Whether you choose to redevelop immediately or hold for the future, this property represents a secure, high-potential investment in one of Calgaryâ€™s most attractive inner-city districts. Opportunities like this are rare. 2240 35 Street SW is more than just a piece of landâ€”itâ€™s the foundation for your next successful project. (id:6289)

Built in 1952

Essential Information

Listing #	A2254308
Price	\$985,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,125
Acres	0.14
Year Built	1952
Type	Single Family
Sub-Type	Freehold

Style Bungalow

Community Information

Address 2240 35 Street Sw
Subdivision Killarney/Glengarry
City Calgary
Province Alberta
Postal Code T3E2X8

Amenities

Amenities Playground, Recreation Nearby, Schools, Shopping
Features Back lane
Parking Spaces 4
Parking Detached Garage
of Garages 2

Interior

Appliances Refrigerator, Gas stove(s), Dishwasher, Stove, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating Natural gas Forced air, Hot Water
Cooling None
of Stories 1
Has Basement Yes
Basement Separate entrance, Suite

Exterior

Exterior Vinyl siding
Exterior Features Landscaped
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX First



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