

# \$749,900 - 3243 Kenmare Crescent Sw, Calgary

MLS® #A2254328

**\$749,900**

2 Bedroom, 1.00 Bathroom, 1,018 sqft

Single Family on 0.14 Acres

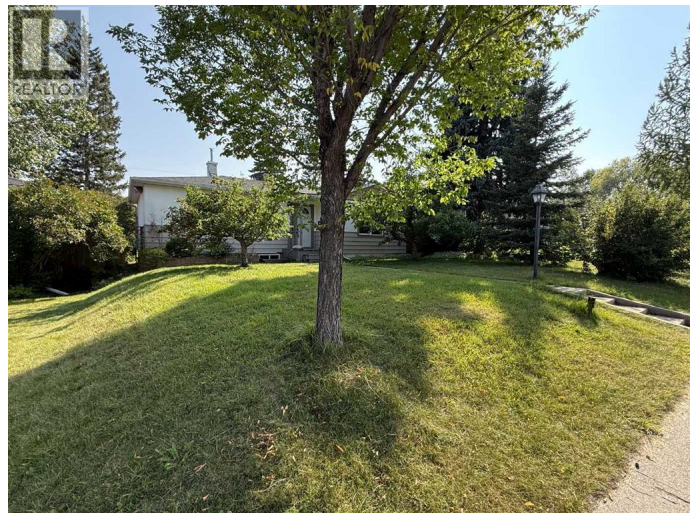
Killarney/Glengarry, Calgary, Alberta

Attention Builders & Developers! Incredible price for a fantastic redevelopment lot!! Don't miss out on this rare chance to secure a highly sought-after redevelopment lot in one of Calgary's most desirable inner-city communities—Killarney. Located on a quiet, family-friendly Crescent, this expansive 50' x 120' DC zoned lot, is an ideal canvas for a stunning semi-detached infill project. With its south-facing backyard, this property offers the perfect orientation for maximizing natural light and outdoor living spaces. No power poles at the rear to develop around. The generous lot size also provides ample room for spacious, high-demand units that will appeal to Calgary's growing inner-city market. Killarney is renowned for its tree-lined streets, proximity to schools, parks, shopping, and transit, making it a prime location for homeowners seeking convenience and charm. Whether you're looking to build two luxury duplex homes, or perhaps a large single home on a quiet Crescent, this lot offers the flexibility and potential for a strong return on investment. This property is being offered below land value—seize this opportunity to build in a community with immense growth potential. (id:6289)

Built in 1952

## Essential Information

Listing #                      A2254328



Price	\$749,900
Bedrooms	2
Bathrooms	1.00
Square Footage	1,018
Acres	0.14
Year Built	1952
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	3243 Kenmare Crescent Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E4R4

### Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, See remarks, Back lane, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	None
Heating	Central heating
Cooling	None
# of Stories	1
Has Basement	Yes

### Exterior

Construction	Steel frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Real Broker
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