

\$999,999 - 1939 36 Street Sw, Calgary

MLS® #A2267366

\$999,999

4 Bedroom, 2.00 Bathroom, 935 sqft
Single Family on 0.14 Acres

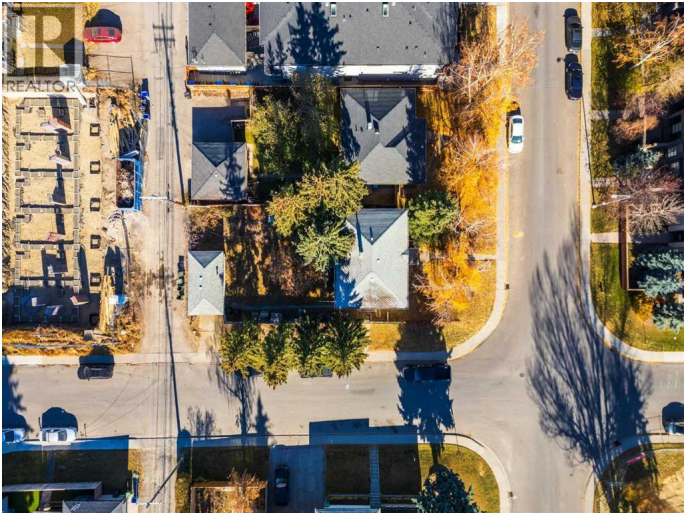
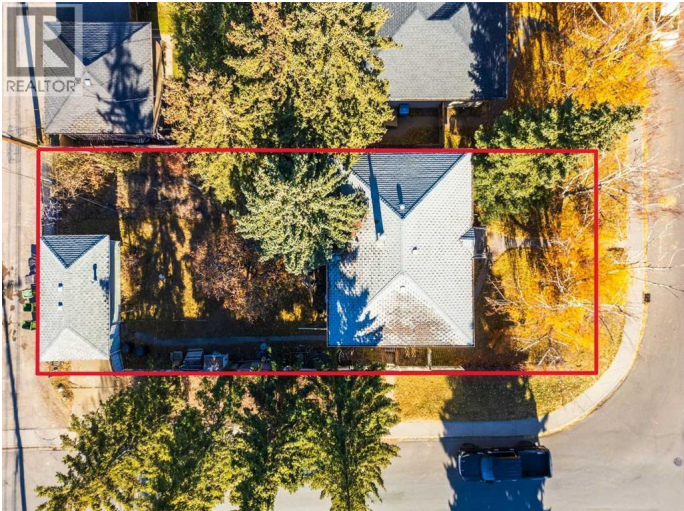
Killarney/Glengarry, Calgary, Alberta

Located in the heart of Killarney/Glengarry, one of Calgary’s most sought-after inner-city neighborhoods, this property presents an exceptional opportunity for redevelopment. The area is known for its mature tree-lined streets, family-friendly atmosphere, and proximity to vibrant amenities including parks, schools, boutique shopping, and easy transit access to downtown. Set on a substantial 5,995 sq. ft. corner lot with M-C1 zoning, the site offers excellent potential for multi-unit residential development. Its generous frontage of 50 feet and depth of 120 feet provide design flexibility for townhomes or a small-scale apartment project, maximizing both density and long-term investment value. With strong market demand for density projects in this corridor, the property’s true value lies in the land and its rare redevelopment potential within one of Calgary’s premier growth districts. (id:6289)

Built in 1951

Essential Information

Listing #	A2267366
Price	\$999,999
Bedrooms	4
Bathrooms	2.00
Square Footage	935
Acres	0.14



Year Built	1951
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1939 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2Y8

Amenities

Amenities	Park, Schools, Shopping
Features	Treed, See remarks, Other, Back lane, Level
Parking Spaces	2
Parking	Other

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Other
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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