



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3243 Kenmare Crescent SW
Calgary, Alberta

MLS # A2225411



\$850,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,016 sq.ft.	Age:	1952 (73 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Central	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
--------------------	-----

Attention Builders & Developers! This is an amazing opportunity to secure a prime redevelopment property in the highly sought-after community of Killarney. Located on a rare cul-de-sac, this expansive 50' x 120' lot offers endless possibilities for new construction. With a desirable south-facing backyard, the property provides the perfect setting for a sun-filled home or multi-unit development. Surrounded by tree-lined streets and close to parks, schools, shopping, and transit, this location is ideal for future homeowners seeking both convenience and charm. This property is being sold for land value—don’t miss your chance to capitalize on this exceptional investment opportunity!