



3131 33 Street SW
Calgary, Alberta

MLS # A2293888



\$799,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,296 sq.ft.	Age:	1952 (74 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: None

Prime Killarney Investment & Development Opportunity -Exceptional builder/developer or investor opportunity in the highly sought-after community of Killarney. Situated on an extra-wide 55' x 120' DC (pre-1P2007) zoned lot, this property offers outstanding potential for future infill develop bungalow features 2 bedrooms + den on the main floor, showcasing refinished and stained original hardwood flooring. The open-concept, eat-in kitchen includes stainless steel appliances and a gas stove, flowing into a bright sunroom addition, while also serving as a strong, income-generating holding asset. west-facing backyard, complete with a spacious three-tiered deck, large landscaped yard, and an oversized double garage. Additional highlights include: • Updated bathrooms • 2-bedroom illegal basement suite • Shared laundry • Fully rented property, including the garage (rent \$3100 for the house and \$200 for Garage per month) The current tenants occupy the entire home makes this a true turnkey investment with reliable income while you plan future development. Located on a quiet, wider street with less traffic, this oversized lot stands out among others in the area. Viewings available evenings and weekends only. Contact today to book your private showing.