

2628 36 Street SW  
Calgary, Alberta

MLS # A2236316



# \$999,999

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R.CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** nil

Prime Development Opportunity in Killarney, SW Calgary. A well-maintained bungalow situated in one of Calgary's most sought-after communities—Killarney/Glengarry. This property offers exceptional value and is ideal for builders or investors looking to take on a project without delay. R-CG Zoned lot with approved Development Permit (DP)—ready for immediate construction. Plans in place for a fourplex, each unit boasting 1,815 sq ft above grade, plus a legal basement suite for a total of eight legal units. Four detached single-car garages, one per unit. The bungalow currently features three bedrooms on the main floor and a partially finished basement. Well-designed plans with beautiful modern elevations. The elevation image shown is from a similar project currently under construction and is nearly identical. This is a turnkey development opportunity—no waiting on plans or city approvals. Start building right away in a high-demand location close to downtown, schools, parks, and public transit.