

**3419 Kerry Park Road SW
Calgary, Alberta****MLS # A2214819****\$800,000**

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|------------------|---|---------------|-------------------|
| Division: | Killarney/Glengarry | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 996 sq.ft. | Age: | 1953 (72 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Detached, Stall | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Interior Lot, Level | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: garden shed

ATTENTION BUILDERS & INVESTORS!! Welcome to this charming bungalow sitting on a 50 x 120 lot on a lovely street with INFILLS and LUXURY homes offering an unbeatable Killarney location facing a small green space. With a practical layout encompassing 995 sq ft, the main level offers HARDWOOD THROUGHOUT. A living/dining area with a large picture window and patio door allowing an abundance of NATURAL LIGHT. Enjoy peaceful views of the EXPANSIVE backyard from the kitchen window. The main floor features two LARGE bedrooms and a 4-piece bathroom. The lower level OFFERS a large rec room with patio doors, BIG 4th bedroom, 2 pc bathroom with room to add a shower and partially finished kitchen area with an entrance. The WEST FACING backyard is great for relaxing or gardening. Double detached garage. Great property to rent out and plan for future developments. LOCATION IS KEY, and this property does not disappoint. Close to elementary schools (Catholic & regular), high school, Mt Royal University, shopping, quick access to Stoney.