

**2628 36 Street SW
Calgary, Alberta****MLS # A2236316****\$999,999**

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

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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.