

3212 Kerrydale Road SW  
Calgary, Alberta

MLS # A2241044



\$850,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,027 sq.ft.	Age:	1953 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Many Trees		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters		

Inclusions: n/a

OPEN HOUSE: Sunday July 20th from 1&ndash;3PM | First Time on the Market! Welcome to this exceptional opportunity in the heart of Killarney! Situated on an expansive 9,000+ sq ft lot directly across from beautiful green space, this well-maintained bungalow combines timeless charm with thoughtful upgrades. The main level offers three spacious bedrooms, a bright, renovated kitchen, updated triple-pane windows, and a full 4-piece bathroom. The lower level extends your living space with a large recreation room, fourth bedroom, another full 4-piece bathroom, and ample room for relaxing or entertaining. Also upgraded is the furnace and hot water tank. Step outside to enjoy the large updated deck and a lush, private backyard filled with fruit trees&mdash;including Saskatoon berries, chokecherries, and apple trees&mdash;ideal for gardeners and families. A massive oversized double garage and additional parking pad (room for 2&ndash;3 vehicles) add to the home&rsquo;s functionality. Whether you're looking to move in, invest, or explore redevelopment opportunities, this rare oversized lot in a sought-after community offers endless potential.