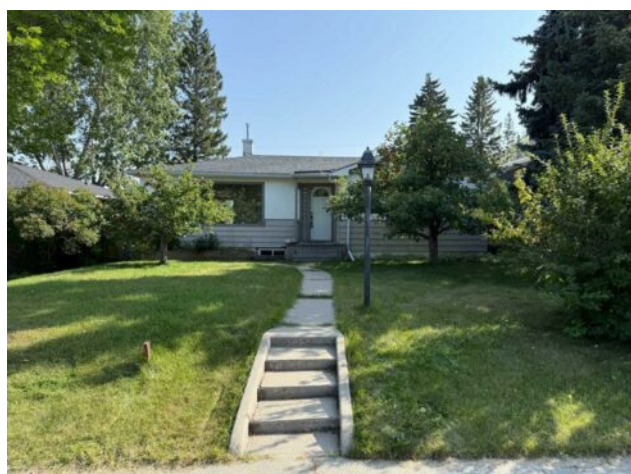


3243 Kenmare Crescent SW  
Calgary, Alberta

MLS # A2254328



**\$749,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Level, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Attention Builders & Developers! Incredible price for a fantastic redevelopment lot!! Don't miss out on this rare chance to secure a highly sought-after redevelopment lot in one of Calgary's most desirable inner-city communities—Killarney. Located on a quiet, family-friendly Crescent, this expansive 50' x 120' DC zoned lot, is an ideal canvas for a stunning semi-detached infill project. With its south-facing backyard, this property offers the perfect orientation for maximizing natural light and outdoor living spaces. No power poles at the rear to develop around. The generous lot size also provides ample room for spacious, high-demand units that will appeal to Calgary's growing inner-city market. Killarney is renowned for its tree-lined streets, proximity to schools, parks, shopping, and transit, making it a prime location for homeowners seeking convenience and charm. Whether you're looking to build two luxury duplex homes, or perhaps a large single home on a quiet Crescent, this lot offers the flexibility and potential for a strong return on investment. This property is being offered below land value—seize this opportunity to build in a community with immense growth potential.