



THE
A-TEAM

**RE/MAX
FIRST**

3120 KILDARE Crescent, Calgary T3E 4S4

MLS®#: **A2127652** Area: **Killarney/Glengarry** Listing Date: **08/12/24** List Price: **\$1,275,000**
Status: **Active** County: **Calgary** Change: **-\$25k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**
Lot Information
Lot Sz Ar: **10,462 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,391**
Low Sqft:
Ttl Sqft: **1,391**

DOM

101
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lake,Lawn,Garden,Level,Pie Shaped Lot,Private**
Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Garage Faces Rear,Oversized,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Fire Pit,Lighting,Private Entrance,Rain Gutters**

Construction: **Cedar,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Washer**
Int Feat: **Ceiling Fan(s),Granite Counters,Open Floorplan,Recessed Lighting,Separate Entrance,Track Lighting,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`11" x 6`9"	Bedroom	Main	11`4" x 9`8"
Bedroom	Main	9`11" x 10`1"	Breakfast Nook	Main	5`6" x 11`3"
Kitchen	Main	13`9" x 11`6"	Living Room	Main	15`6" x 19`8"
Mud Room	Main	12`0" x 12`7"	Bedroom - Primary	Main	11`4" x 12`3"
4pc Bathroom	Basement	8`10" x 5`2"	Bedroom	Basement	10`7" x 11`7"
Bedroom	Basement	10`6" x 16`9"	Game Room	Basement	19`3" x 16`7"
Laundry	Basement	5`2" x 14`9"	Furnace/Utility Room	Basement	16`1" x 14`0"

Title: **Fee Simple**
 Legal Desc: **732GN**

Zoning: **DC (pre 1P2007)**

Remarks

Pub Rmks: **Welcome to Kildare Crescent, one of the most desirable neighbourhoods in Killarney! This outstanding property sits on an expansive 10,462 sq. ft. lot, ideally situated across from a beautiful park and open green space. With nearly 1,400 sq. ft. of finished living space above grade and a fully finished basement, this home offers tremendous potential for renovations or remodelling. The main floor greets you with a spacious front foyer and a cozy living room, featuring a wood-burning fireplace and stunning solid oak hardwood floors that continue into three well-sized bedrooms. Adjacent to the kitchen is a full bathroom, elegantly finished with ceramic tile flooring, a large granite vanity with ample counter space. The kitchen is both functional and stylish, offering plenty of cabinet space, cream shaker cabinets, ceramic tile floors, granite countertops, and a chic tile backsplash. A large farmhouse sink and stainless steel appliances ensure the kitchen is fully equipped for modern living. The dining area, located just off the kitchen, benefits from a large window that floods the space with natural light. At the back of the home, you'll find a generous mudroom and a bonus area perfect for a home office or additional storage. The fully finished basement features vinyl plank flooring, new trim, fresh paint, and updated vinyl windows. This level offers a spacious recreation room, ideal for movie nights, along with two large bedrooms, a laundry room, and a full bathroom complete with a bath-and-shower combo, white tile surround, and a matching gray-and-white vanity. The expansive northwest-facing backyard is a standout feature, offering over 600 sq. ft. of cedar decking with two gas hookups, a hot tub, and an oversized double detached garage with 220V wiring and rough-in for gas. For builders and developers, there is an exciting land assembly opportunity. This property can be combined with the adjacent lots at 3603 and 3120 Kildare Crescent, creating a total of over 19,000 sq. ft. of land. The subdivision for these lots has been approved, allowing for five separate building lots, each suitable for a 2,100 sq. ft. home above grade, complete with options for double or triple garages. With each lot priced under \$500,000, this is a fantastic investment opportunity. This location offers convenience and proximity to downtown, as well as easy access to schools, amenities, and public transportation. It's an ideal site for a future development project, and we've attached the subdivision approval package for your review. Don't miss out on the incredible potential of this Kildare Crescent property!**

Inclusions: **Hot Tub**
 Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







