



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

37
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**
 Zoning: **DC (pre 1P2007)**
 Legal Desc: **732GN**

Remarks

Pub Rmks: **PRICE JUST REDUCED 25,000! ATTENTION BUILDERS AND DEVELOPERS - A Rare land Assembly / Building Opportunity in Killarney! Both combined lots (3603 and 3120 Kildare CR) boast a size of over 19,000 sq ft! Located in Kildare Crescent a coveted location facing a beautiful park with children's play area, Winter Ice Rink, Fire Pit and lined with High Value Homes! The Subdivision has been approved for the 2 lots to be split into 5 building lots! Each site can accommodate approximately a 2100sqft above-grade home with a double or triple garage!. The cost per lot is only 500k! Minutes from Downtown & steps away from plenty of amenities, schools and public transportation this is an excellent location for a future development project! The subdivision approval package is attached in supplements. *** Home can also be sold independently and could be a great renovation or remodel project!**

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

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







