

**3603 KILDARE Crescent, Calgary T3E 4S4**

MLS®#: **A2127654** Area: **Killarney/Glengarry** Listing Date: **08/12/24** List Price: **\$1,195,000**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1953**  
Lot Information  
 Lot Sz Ar: **8,708 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,712**  
 Low Sqft:  
 Ttl Sqft: **1,712**

DOM

**38**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Street Lighting,Pie Shaped Lot,Sloped Down**  
 Park Feat: **Double Garage Detached,Garage Faces Rear,Secured,Side By Side**

Utilities and Features

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

Construction: **Stucco,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Granite Counters,Recessed Lighting,Separate Entrance,Skylight(s),Vaulted Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`11" x 6`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 10`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 11`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`10" x 15`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 13`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`9" x 15`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>11`8" x 13`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 11`5"</b>
<b>Family Room</b>	<b>Lower</b>	<b>11`9" x 15`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>34`5" x 30`5"</b>

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

732GN

DC (pre 1P2007)

Remarks

Pub Rmks:

**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:

none

Property Listed By:

CIR Realty

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









