

3603 KILDARE Crescent, Calgary T3E 4S4

A2127654 Killarney/Glengarry Listing 08/12/24 MLS®#: Area: List Price: **\$1,195,000**

Status: **Active** County: Calgary Change: Association: Fort McMurray -\$5k, 07-Sep

Date:



General Information

Prop Type: Sub Type: Detached

City/Town: Year Built: 1953 Lot Information

Lot Sz Ar: Lot Shape:

Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

8,708 sqft Ttl Sqft: 1,712

<u>Parking</u>

DOM

100

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 2 2 Garage Sz:

3 (3)

1.0 (1 0)

Bungalow

Access:

Lot Feat: Back Lane, Back Yard, Few Trees, Front Yard, Street Lighting, Pie Shaped Lot, Sloped Down Park Feat:

1,712

Double Garage Detached, Garage Faces Rear, Secured, Side By Side

Utilities and Features

Asphalt Shingle Roof: Construction:

Heating: **Forced Air**

Sewer:

Ext Feat: Lighting, Private Entrance, Private Yard, Rain

Gutters

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

Ceiling Fan(s), Granite Counters, Recessed Lighting, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Vinyl Windows

Int Feat: **Utilities:**

Room Information

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

Legal/Tax/Financial

Title: Zoning: Fee Simple

DC (pre 1P2007)

Legal Desc: 732GN

Remarks

Pub Rmks:

Welcome to Kildare Crescent, one of the most coveted neighbourhoods in Killarney! This exceptional property sits on an expansive 8,700 sq. ft. lot, ideally located across from a picturesque open green space and park. With over 1,700 sg. ft. of finished living space above grade and an unfinished basement, this home offers significant potential for renovations and remodeling projects. The main floor features a spacious front living room and fover, beautifully adorned with solid oak hardwood floors that extend into three generous bedrooms and the dining area. Just off the primary bedroom includes a well-appointed full bathroom, complete with ceramic tile floors and granite countertops, providing ample counter space for your needs. The kitchen is designed for both functionality and style, boasting an abundance of cabinet space and finished with elegant white shaker cabinets, ceramic tile floors, granite countertops, and a stylish tile backsplash. All stainless steel appliances ensure this kitchen meets the demands of modern living. Adjacent to the kitchen, the dining area flows seamlessly into a charming lower sunroom, characterized by vaulted ceilings and a cozy wood-burning fireplace surrounded by stone—an ideal spot for relaxation and family gatherings. The unfinished basement offers a vast open space with immense potential for customization. This area can easily be transformed into a large recreation room, guest room, or additional bathroom. Currently, it features a designated washer and dryer area, complete with a utility sink. For builders and developers, an exciting land assembly option is available. This includes the opportunity to combine this property with the adjacent properties at 3603 and 3120 Kildare Crescent, totaling over 19,000 sq. ft. in combined land space. The subdivision has been approved for these two lots to be divided into five building lots, with each site capable of accommodating approximately a 2,100 sq. ft. above-grade home, complete with double or triple garage options. At a cost under \$500,000 per lot, this presents a remarkable investment opportunity. Conveniently located just minutes from downtown, with easy access to various amenities, schools, and public transportation, this area is perfect for a future development project. We've attached the subdivision approval package for your review. Don't miss the chance to explore the potential of this fantastic property on Kildare Crescent!

Inclusions: none
Property Listed By: CIR Realty

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









