



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3511 KERRYDALE Road, Calgary T3E4S7**

MLS®#: **A2165050**

Area: **Rutland Park**

Listing Date: **09/17/24**

List Price: **\$950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1956**

Finished Floor Area

Abv Sqft: **1,687**

Low Sqft:

Ttl Sqft: **1,687**

Lot Information

Lot Sz Ar: **7,825 sqft**

Lot Shape:

DOM

**2**

Layout

Beds: **4 (3 1 )**

Baths: **1.0 (1 0)**

Style: **4 Level Split**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Pie Shaped Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Skylight(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Upper	9`10" x 10`10"
Kitchen	Main	8`10" x 14`9"
Bedroom	Upper	10`6" x 14`9"
Living Room	Main	12`6" x 19`4"
3pc Ensuite bath	Upper	6`7" x 10`6"

Room	Level	Dimensions
Bedroom	Lower	9`10" x 10`6"
Bedroom - Primary	Upper	11`2" x 14`9"
Dining Room	Main	8`10" x 9`10"
Game Room	Lower	11`6" x 17`1"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**6498HA**

Remarks

Pub Rmks: **Builders & Investors!! Explore the potential of this expansive (727 sq m) RC-G corner lot for a development opportunity with the possibility for multi family development of up to 10 units (confirm with the city of Calgary). Plans for 4 unit row housing with 4 basement suites are available. Otherwise this property can serve as a lucrative investment. An attached single garage and driveway provides ample storage and parking solutions. Location is key, and this property does not disappoint. Ideally situated within the attractive community of Rutland Park with easy access to city transit, a quick commute to Downtown and major thoroughways like Stoney Trail, Glenmore and Crowchild. The area boasts proximity to shopping centers like Westhills, multiple public and charter schools as well as Mount Royal University. Everything is literally at your doorstep. The home features a well-maintained 4 level split, this property offers flexibility for investors, developers or homeowners. Whether you're looking to invest, develop or live, this property in the heart of Calgary's vibrant SW district is an opportunity not to be missed.**

Inclusions: **none**  
Property Listed By: **Charles**

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



