

# \$949,000 - 3243 Kenmare Crescent Sw, Calgary

MLS® #A2207824

## \$949,000

5 Bedroom, 2.00 Bathroom, 1,016 sqft  
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Attention Builders & Developers! This is an amazing opportunity to secure a prime redevelopment property in the highly sought-after community of Killarney. Located on a rare cul-de-sac, this expansive 50' x 120' lot offers endless possibilities for new construction. With a desirable south-facing backyard, the property provides the perfect setting for a sun-filled home or multi-unit development. Surrounded by tree-lined streets and close to parks, schools, shopping, and transit, this location is ideal for future homeowners seeking both convenience and charm. This property is being sold for land value—don't miss your chance to capitalize on this exceptional investment opportunity!

Built in 1952

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207824    |
| Price          | \$949,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,016       |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3243 Kenmare Crescent Sw |
| Subdivision | Killarney/Glengarry      |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 4R4                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | None                     |
| Heating           | Central                  |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Back Lane, City Lot |
| Roof              | Asphalt Shingle     |
| Construction      | Wood Frame          |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 25              |
| Zoning         | DC              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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