

2628 36 Street SW
Calgary, Alberta

MLS # A2236316



\$999,999

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R_CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		
Inclusions:	nil		

Prime Development Opportunity in Killarney, SW Calgary. A well-maintained bungalow situated in one of Calgary’s most sought-after communities—Killarney/Glengarry. This property offers exceptional value and is ideal for builders or investors looking to take on a project without delay. R-CG Zoned lot with approved Development Permit (DP)—ready for immediate construction. Plans in place for a fourplex, each unit boasting 1,815 sq ft above grade, plus a legal basement suite for a total of eight legal units. Four detached single-car garages, one per unit. The bungalow currently features three bedrooms on the main floor and a partially finished basement. Well-designed plans with beautiful modern elevations. The elevation image shown is from a similar project currently under construction and is nearly identical. This is a turnkey development opportunity—no waiting on plans or city approvals. Start building right away in a high-demand location close to downtown, schools, parks, and public transit.