

\$749,900 - 3243 Kenmare Crescent Sw, Calgary

MLS® #A2254328

\$749,900

2 Bedroom, 1.00 Bathroom, 1,018 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Attention Builders & Developers! Incredible price for a fantastic redevelopment lot!! Don't miss out on this rare chance to secure a highly sought-after redevelopment lot in one of Calgary's most desirable inner-city communities—Killarney. Located on a quiet, family-friendly Crescent, this expansive 50' x 120' DC zoned lot, is an ideal canvas for a stunning semi-detached infill project.

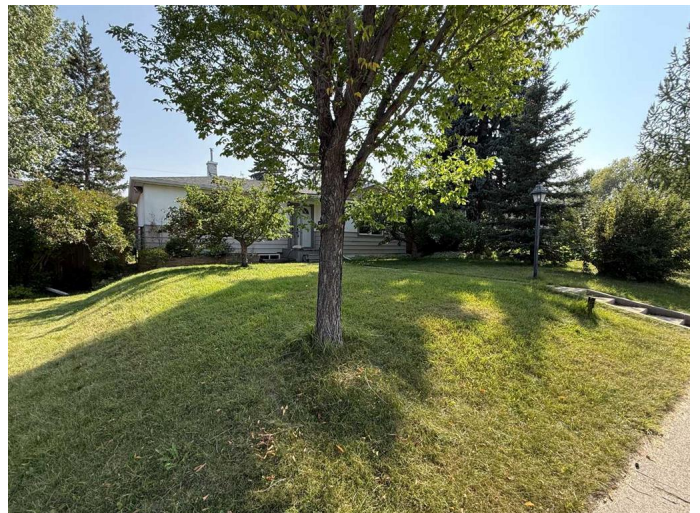
With its south-facing backyard, this property offers the perfect orientation for maximizing natural light and outdoor living spaces. No power poles at the rear to develop around. The generous lot size also provides ample room for spacious, high-demand units that will appeal to Calgary's growing inner-city market. Killarney is renowned for its tree-lined streets, proximity to schools, parks, shopping, and transit, making it a prime location for homeowners seeking convenience and charm. Whether you're looking to build two luxury duplex homes, or perhaps a large single home on a quiet Crescent, this lot offers the flexibility and potential for a strong return on investment. This property is being offered below land value—seize this opportunity to build in a community with immense growth potential.

Built in 1952

Essential Information

MLS® # A2254328

Price \$749,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,018
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, Back Yard, Cul-De-Sac, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	45
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.