

# \$900,000 - 3419 Kerry Park Road Sw, Calgary

MLS® #A2214819

**\$900,000**

3 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

## ATTENTION BUILDERS & INVESTORS!!

Welcome to this charming bungalow sitting on a 50 x 120 lot on a lovely street with INFILLS and LUXURY homes offering an unbeatable Killarney location facing a small green space. With a practical layout encompassing 995 sq ft, the main level offers HARDWOOD THROUGHOUT. A living/dining area with a large picture window and patio door allowing an abundance of NATURAL LIGHT. Enjoy peaceful views of the EXPANSIVE backyard from the kitchen window. The main floor features two LARGE bedrooms and a 4-piece bathroom. The lower level OFFERS a large rec room with patio doors, BIG 4th bedroom, 2 pc bathroom with room to add a shower and partially finished kitchen area with an entrance. The WEST FACING backyard is great for relaxing or gardening. Double detached garage. Great property to rent out and plan for future developments. LOCATION IS KEY, and this property does not disappoint. Close to elementary schools (Catholic & regular), high school, Mt Royal University, shopping, quick access to Stoney.

Built in 1953

## Essential Information

MLS® #	A2214819
Price	\$900,000
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	996
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3419 Kerry Park Road Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4S5

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Stall
# of Garages	2

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Interior Lot, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	20
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
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