

\$999,999 - 2628 36 Street Sw, Calgary

MLS® #A2236316

\$999,999

3 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

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.

Built in 1956

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2236316 |
| Price | \$999,999 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,132 |
| Acres | 0.14 |
| Year Built | 1956 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 2628 36 Street Sw |
| Subdivision | Killarney/Glengarry |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 2Z8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Other |
| Has Basement | Yes |

| | |
|-------------------|-----------------|
| Basement | Finished, Full |
| Exterior | |
| Exterior Features | Private Yard |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 26 |
| Zoning | R_CG |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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