

# \$850,000 - 3212 Kerrydale Road Sw, Calgary

MLS® #A2241044

**\$850,000**

4 Bedroom, 2.00 Bathroom, 1,027 sqft  
Residential on 0.21 Acres

Killarney/Glengarry, Calgary, Alberta

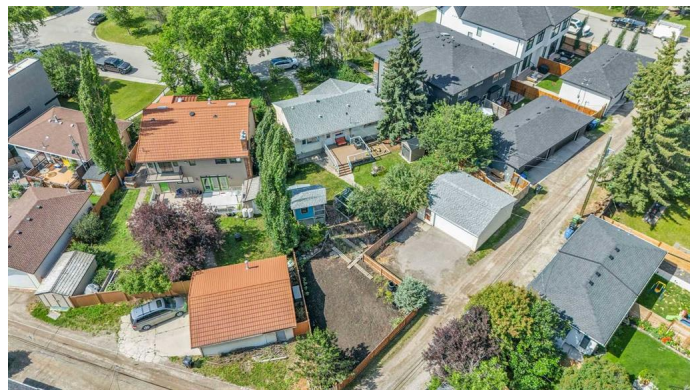
OPEN HOUSE: Sunday July 20th from  
1â€“3PM | First Time on the Market!

Welcome to this exceptional opportunity in the heart of Killarney! Situated on an expansive 9,000+ sq ft lot directly across from beautiful green space, this well-maintained bungalow combines timeless charm with thoughtful upgrades. The main level offers three spacious bedrooms, a bright, renovated kitchen, updated triple-pane windows, and a full 4-piece bathroom. The lower level extends your living space with a large recreation room, fourth bedroom, another full 4-piece bathroom, and ample room for relaxing or entertaining. Also upgraded is the furnace and hot water tank.

Step outside to enjoy the large updated deck and a lush, private backyard filled with fruit treesâ€“including Saskatoon berries, chokecherries, and apple treesâ€“ideal for gardeners and families. A massive oversized double garage and additional parking pad (room for 2â€“3 vehicles) add to the homeâ€™s functionality.

Whether you're looking to move in, invest, or explore redevelopment opportunities, this rare oversized lot in a sought-after community offers endless potential.

Built in 1953



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241044    |
| Price          | \$850,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,027       |
| Acres          | 0.21        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3212 Kerrydale Road Sw |
| Subdivision | Killarney/Glengarry    |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 4S6                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, Quartz Counters |
| Appliances        | Dishwasher, Gas Stove, Refrigerator                |
| Heating           | Central, Natural Gas                               |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                     |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Lighting, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), No Neighbours Behind, Pie Shaped Lot, See Remarks, Garden, Many Trees |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Stucco          |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 11              |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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