

# \$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 | 8                |
| Zoning         | DC               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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