

\$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
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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	12
Zoning	R_CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
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