$1,050,000 - 3234 Kinsale Road Sw, Calgary

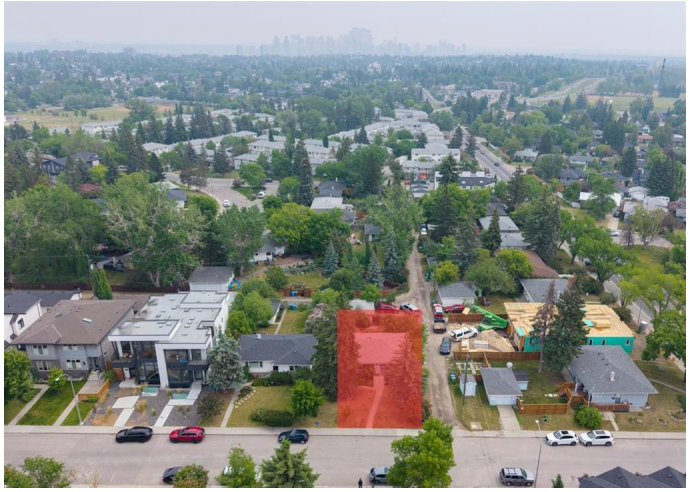
MLS® #A2227801

$1,050,000
4 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0.15 Acres

Killarney/Glengarry, Calgary, Alberta

SEE WHAT MAKES THIS PROPERTY TRULY UNIQUE. WATCH THE FULL CINEMATIC VIDEO NOW INVESTOR & BUILDER ALERT â€“ 3234 KINSALE ROAD SW | OVERSIZED CORNER LOT IN KILLARNEY

Unlock the full potential of this rare inner-city opportunity in one of Calgaryâ€™s most established and in-demand redevelopment hubs. Situated on a quiet, tree-lined street in Killarney, this well-maintained single-family home sits on a premium 55' x 118' corner lotâ€”a standout parcel perfect for your next high-value project. Zoned for low-density redevelopment and ideally suited for a luxury single-family home, side-by-side duplex, or a multi-family project with legal suites, this site checks all the boxes for strategic infill development. The corner lot configuration offers ideal site access and design flexibilityâ€”perfect for maximizing unit count, curb appeal, and return on investment. The existing 4-bedroom, 2-bathroom home is livable and rentable, giving you holding income while you plan your build. With mature trees, southwest backyard exposure, and easy access to transit, schools, Marda Loop, and downtown, this location is prime for long-term value. Whether you're looking to build a luxury custom home, a modern 4-plex with basement suites under CMHCâ€™s MLI Select program, or hold as a cash-flowing rental with future upsideâ€”this property offers a rare



combination of lot size, location, and redevelopment versatility.

Built in 1952

Essential Information

MLS® #	A2227801
Price	$1,050,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.15
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3234 Kinsale Road Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4S2

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, None, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Other
Has Basement	Yes

Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2025
Days on Market	13
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker

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