

# \$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

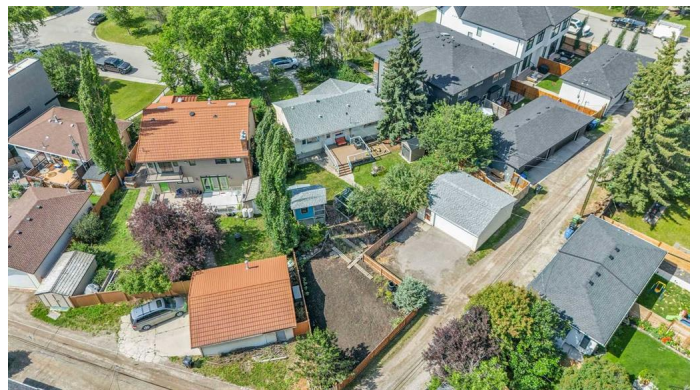
OPEN HOUSE: Saturday, July 17th from  
12â€“2 PM | First Time on the Market!

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.

Notable recent upgrades include a new high-efficiency 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	Natural Gas, Central
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), Garden, Many Trees, No Neighbours Behind, Pie Shaped Lot, See Remarks

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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