

# \$1,100,000 - 2601 27 Street Sw, Calgary

MLS® #A2203097

**\$1,100,000**

3 Bedroom, 1.00 Bathroom, 843 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Prime Development Opportunity in Killarney!

Discover the perfect investment opportunity with this charming 3-bedroom, 1-bathroom home situated on a large 50' x 125' CORNER lot in the sought-after neighborhood of Killarney. Located on a quiet street, this spacious lot is an ideal choice for developers and investors. With R-CG zoning this property offers a fantastic opportunity for a multi-family development.

Enjoy the convenience of being just minutes from downtown, with easy access to transit, schools, parks, and local amenities. Whether you're looking to build or hold, this property offers endless potential in a high-demand area.

Don't miss out on this rare opportunity—contact us today to book a viewing!

Built in 1945

## Essential Information

MLS® #	A2203097
Price	\$1,100,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	843



Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2601 27 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2G4

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	27
Zoning	R-CG

# Listing Details

Listing Office                      Keller Williams BOLD Realty

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