

**2639 29 Street SW**  
**Calgary, Alberta**

**MLS # A2160307**



**\$1,250,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	1953 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached, Stall		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This is a fantastic opportunity to Invest in the vibrant Killarney community. This is a prime lot with significant redevelopment potential (H-GO zoning). Just a short walk from shopping, dining, the library, a recreation center, and various other amenities, this location offers convenient access to everything you need, including transportation to have a very attractive rental building. The existing well-maintained three-bedroom home features a kitchen with ample cabinetry, a spacious living room, and a large backyard. Additionally, the property includes a detached single-car garage, plenty of parking in the front, and an extra parking space beside the garage. This property is ideal for generating rental income while planning redevelopment or as a great revenue property. We can provide an amazing revenue generating redevelopment concept call for more details.. This lot comes with development permit approval, DSSP approval, and full Building Permit plans.