

# \$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  |
| <b>Exterior</b>   |                 |
| 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 | 31             |
| Zoning         | R_CG           |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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