

# \$999,999 - 1939 36 Street Sw, Calgary

MLS® #A2267366

## \$999,999

4 Bedroom, 2.00 Bathroom, 935 sqft  
Residential on 0.14 Acres

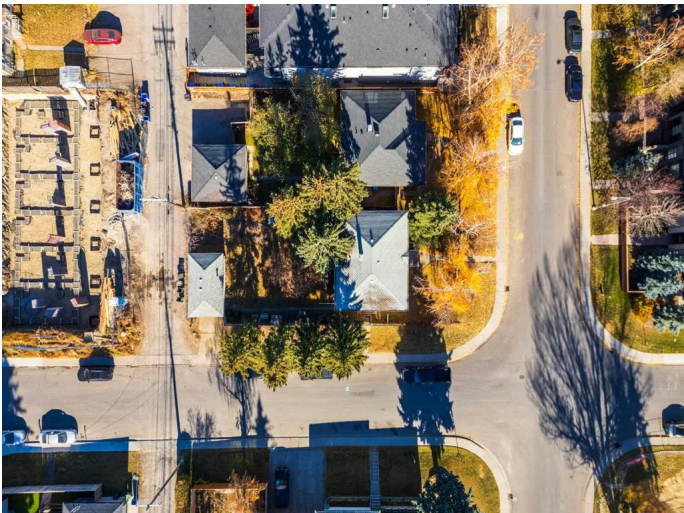
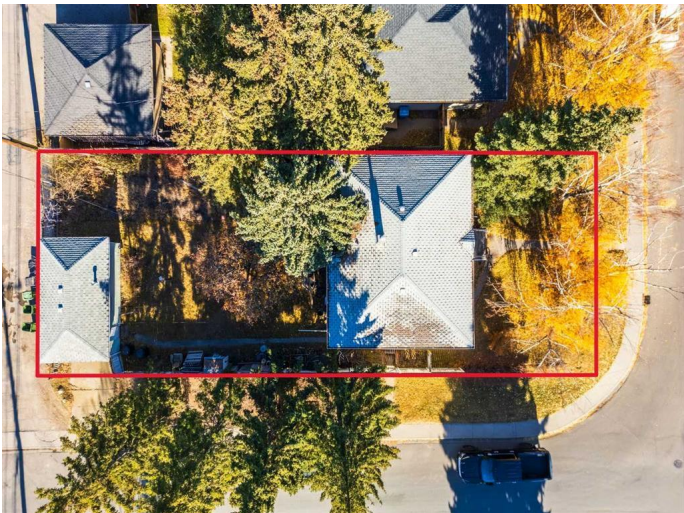
Killarney/Glengarry, Calgary, Alberta

Located in the heart of Killarney/Glengarry, one of Calgary’s most sought-after inner-city neighborhoods, this property presents an exceptional opportunity for redevelopment. The area is known for its mature tree-lined streets, family-friendly atmosphere, and proximity to vibrant amenities including parks, schools, boutique shopping, and easy transit access to downtown. Set on a substantial 5,995 sq. ft. corner lot with M-C1 zoning, the site offers excellent potential for multi-unit residential development. Its generous frontage of 50 feet and depth of 120 feet provide design flexibility for townhomes or a small-scale apartment project, maximizing both density and long-term investment value. With strong market demand for density projects in this corridor, the property’s true value lies in the land and its rare redevelopment potential within one of Calgary’s premier growth districts.

Built in 1951

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2267366  |
| Price          | \$999,999 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 935       |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1951        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1939 36 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2Y8             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | See Remarks                                      |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Stove(s) |
| Heating           | Other                                            |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Full                                             |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Other                                                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Corner Lot, Treed |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Concrete, Wood Frame                                                                                    |
| Foundation        | Poured Concrete                                                                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 4                  |
| Zoning         | M-C1               |

### Listing Details

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