

\$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
----------	----------------

Exterior

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	28
Zoning	R_CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.