

# \$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, Electric Oven, Refrigerator, Washer |
| 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 | 46               |
| Zoning         | R-CG             |

**Listing Details**

Listing Office                      Keller Williams BOLD Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.