\$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

Listing Office eXp Realty

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.