

2212 35 Street SW  
Calgary, Alberta

MLS # A2219578

\$885,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Killarney/Glengarry  |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Bungalow   |        |                   |
| Size:     | 1,161 sq.ft.   | Age:   | 1953 (72 yrs old) |
| Beds:     | 1  | Baths: | 1                 |
| Garage:   | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces |        |                   |
| Lot Size: | 0.14 Acre  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Level, Rectangular Lot               |        |                   |

|             |                    |            |           |
|-------------|--------------------|------------|-----------|
| Heating:    | Natural Gas, Other | Water:     | -         |
| Floors:     | Other              | Sewer:     | -         |
| Roof:       | Shingle            | Condo Fee: | -         |
| Basement:   | Finished, Partial  | LLD:       | 7-24-1-W5 |
| Exterior:   | None               | Zoning:    | R-CG      |
| Foundation: | Other              | Utilities: | -         |
| Features:   | See Remarks        |            |           |

Inclusions: NA

Attention builders and developers – unlock the potential of this exceptional 50' x 120' (6000 sq ft) R-C2 lot in the heart of Killarney/Glengarry, one of Calgary's most desirable inner-city neighborhoods. Development-Ready Highlights: Zoned R-C2 – perfect for a luxury duplex, 2 semi-detached, or custom infill Flat, rectangular lot – builder-friendly footprint for efficient design and construction Paved rear lane – clean, reliable access for construction and future detached garages or laneway suites Backs onto a church property – no direct residential neighbors at the rear, offering increased privacy and desirable light exposure Surrounded by high-end infills – strong resale potential in a transitioning, upscale community Located just minutes from downtown, and within walking distance to Westbrook LRT, 17th Ave, schools, parks, and vibrant amenities in Marda Loop, this site offers both convenience and long-term value. Whether you're planning your next project or looking for a holding property with strong future upside, this property delivers on every front.