



# 3603 Kildare Crescent Calgary Alberta

\$1,200,000

ATTENTION BUILDERS AND DEVELOPERS - A Rare land Assembly / Building Opportunity in Killarney! Both combined lots boast a size of over 19,000 sq ft! Located in Kildare Crescent a coveted location facing a beautiful park with children's play area, Winter Ice Rink, Fire Pit and lined with High Value Homes! TO BE SOLD IN CONJUNCTION WITH 3120 Kildare Cr - The Subdivision has been approved for the 2 lots to be split into 5 building lots! Each site can accommodate approximately a 2100sqft above-grade home with a double or triple garage!. The cost per lot is only 500k! Minutes from Downtown & steps away from plenty of amenities, schools and public transportation this is an excellent location for a future development project! The subdivision approval package is attached in supplements. (id:6769)

Recreational, Games room 34.42 Ft x 30.42 Ft

Family room 11.75 Ft x 15.50 Ft

4pc Bathroom 6.92 Ft x 6.67 Ft

Bedroom 10.33 Ft x 10.00 Ft

Bedroom 9.67 Ft x 11.50 Ft

Dining room 13.83 Ft x 15.50 Ft

Kitchen 11.42 Ft x 13.83 Ft

Living room 19.75 Ft x 15.67 Ft

Other 11.67 Ft x 13.58 Ft

Primary Bedroom 12.33 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://jeanmorency.alberta.cirrealty.ca/>



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