



## 3120 Kildare Crescent Calgary Alberta

\$1,300,000

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 3603 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)

4pc Bathroom 8.83 Ft x 5.17 Ft

Bedroom 10.58 Ft x 11.58 Ft

Bedroom 10.50 Ft x 16.75 Ft

Recreational, Games room 19.25 Ft x 16.58 Ft

Laundry room 5.17 Ft x 14.75 Ft

Furnace 16.08 Ft x 14.00 Ft

4pc Bathroom 6.92 Ft x 6.75 Ft

Bedroom 11.33 Ft x 9.67 Ft

Bedroom 9.92 Ft x 10.08 Ft

Breakfast 5.50 Ft x 11.25 Ft

Kitchen 13.75 Ft x 11.50 Ft

Living room 15.50 Ft x 19.67 Ft

Other 12.00 Ft x 12.58 Ft

Primary Bedroom 11.33 Ft x 12.25 Ft

Listing Presented By:



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CIR Realty

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



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