

3419 Kerry Park Road SW
Calgary, Alberta

MLS # A2214819



\$900,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	996 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: garden shed

Open House Sat 1-4:00 pm **ATTENTION BUILDERS, DEVELOPERS & INVESTORS!!** Welcome to this charming bungalow sitting on a 50 x 120 lot on a lovely street with INFILLS and LUXURY homes offering an unbeatable Killarney location facing a small green space. With a practical layout encompassing 995 sq ft, the main level offers **HARDWOOD THROUGHOUT**. A living/dining area with a large picture window and patio door allowing an abundance of **NATURAL LIGHT**. Enjoy peaceful views of the **EXPANSIVE** backyard from the kitchen window. The main floor features two **LARGE** bedrooms and a 4-piece bathroom. The lower level **OFFERS** a large rec room with patio doors, **BIG** 4th bedroom, 2 pc bathroom with room to add a shower and partially finished kitchen area with an entrance. The **WEST FACING** backyard is great for relaxing or gardening. Double detached garage. Great property to rent out and plan for future developments. **LOCATION IS KEY**, and this property does not disappoint. Close to elementary schools (Catholic & regular), high school, Mt Royal University, shopping, quick access to Stoney.