

**3607 Kilkenny Road SW**  
**Calgary, Alberta**

**MLS # A2319330**



**\$925,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan		

**Inclusions:** N/A

Perfectly positioned on a large 57' x 120' lot in the heart of desirable Killarney, this stylish bungalow offers broad appeal for many buyer profiles as it is move in ready + very cute, yet also a fabulous property for development or long term hold. The bright main floor features hardwood flooring, fresh paint, flat ceilings, updated light fixtures + thoughtfully designed built-ins throughout. The inviting living room is highlighted by a charming bow window with window seat overlooking the pretty streetscape. The kitchen was stylishly renovated in 2025 with efficient use of space, offering ample cabinetry, a large prep sink + new appliances (2025) with a cozy adjacent breakfast nook overlooking the backyard. The main level is completed by three bedrooms + a beautifully renovated bathroom. Downstairs, the fully developed lower level adds valuable living space with newer carpeting, spacious recreation room, an additional bedroom + a bathroom with shower. The gorgeous sunny south backyard is easily accessible from the patio doors; the deck expansive + the large lawn space framed by mature landscaping that provides beauty + privacy throughout the seasons. A double detached garage is barely noticeable in this spacious backyard. This property stands out as it is an outstanding opportunity to enjoy today with strong future potential in an exceptional location close to parks, schools, shopping, transit + downtown amenities.