

# \$885,000 - 2212 35 Street Sw, Calgary

MLS® #A2219578

**\$885,000**

1 Bedroom, 1.00 Bathroom, 1,161 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Attention builders and developers â€“ unlock the potential of this exceptional 50' x 120' (6000 sq ft) R-C2 lot in the heart of Killarney/Glengarry, one of Calgaryâ€™s most desirable inner-city neighborhoods.

Development-Ready Highlights:

Zoned R-C2 â€“ perfect for a luxury duplex, 2 semi-detached, or custom infill

Flat, rectangular lot â€“ builder-friendly footprint for efficient design and construction

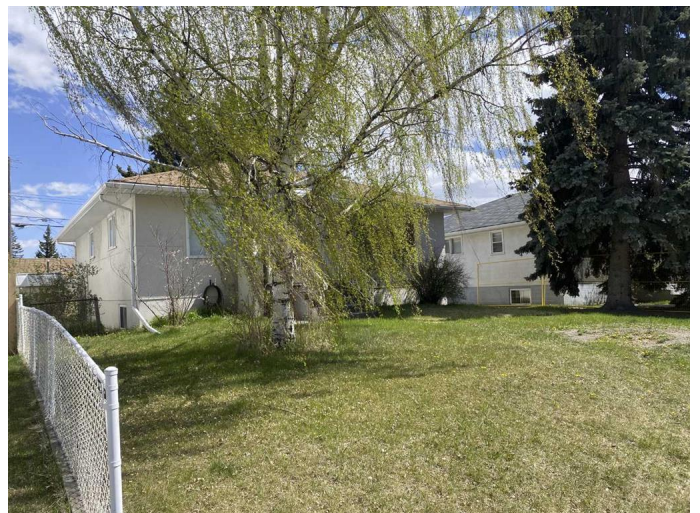
Paved rear lane â€“ clean, reliable access for construction and future detached garages or laneway suites

Backs onto a church property â€“ no direct residential neighbors at the rear, offering increased privacy and desirable light exposure

Surrounded by high-end infills â€“ 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.

Built in 1953

### Essential Information

MLS® #	A2219578
Price	\$885,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,161
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2212 35 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2X8

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Natural Gas, Other
Cooling	Central Air
Fireplaces	None

Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot
Roof	Shingle
Construction	None
Foundation	Other

### Additional Information

Date Listed	May 9th, 2025
Days on Market	12
Zoning	R-CG

### Listing Details

Listing Office	Coldwell Banker Vision Realty
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.