

\$999,999 - 1939 36 Street Sw, Calgary

MLS® #A2267366

\$999,999

4 Bedroom, 2.00 Bathroom, 935 sqft
Residential on 0.14 Acres

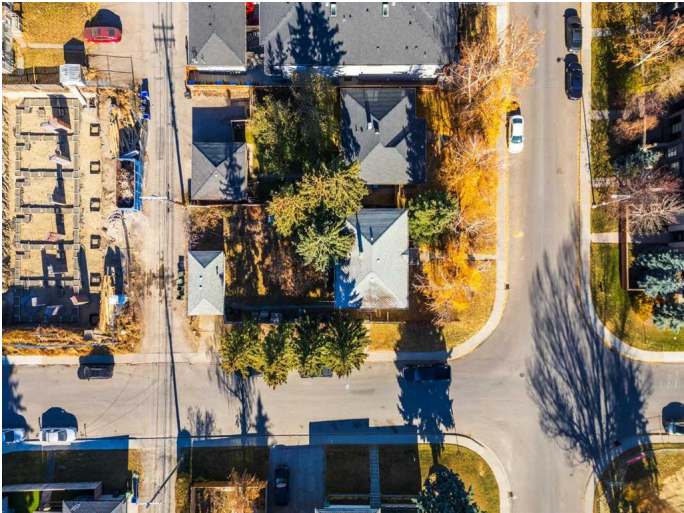
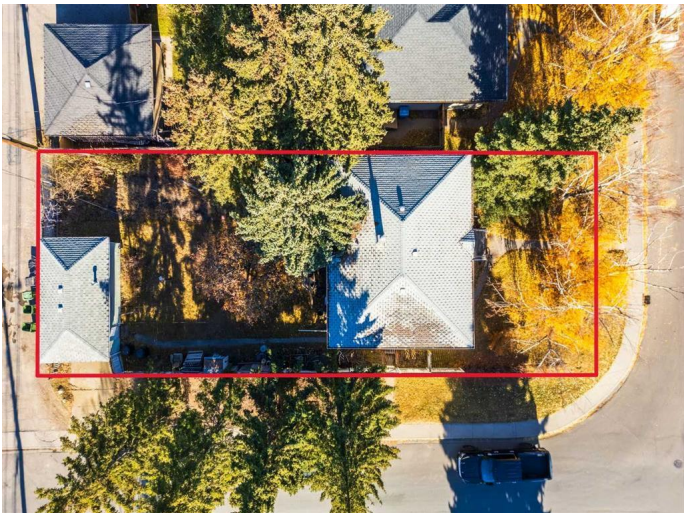
Killarney/Glengarry, Calgary, Alberta

Located in the heart of Killarney/Glengarry, one of Calgary’s most sought-after inner-city neighborhoods, this property presents an exceptional opportunity for redevelopment. The area is known for its mature tree-lined streets, family-friendly atmosphere, and proximity to vibrant amenities including parks, schools, boutique shopping, and easy transit access to downtown. Set on a substantial 5,995 sq. ft. corner lot with M-C1 zoning, the site offers excellent potential for multi-unit residential development. Its generous frontage of 50 feet and depth of 120 feet provide design flexibility for townhomes or a small-scale apartment project, maximizing both density and long-term investment value. With strong market demand for density projects in this corridor, the property’s true value lies in the land and its rare redevelopment potential within one of Calgary’s premier growth districts.

Built in 1951

Essential Information

MLS® #	A2267366
Price	\$999,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	935
Acres	0.14



Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1939 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2Y8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Stove(s)
Heating	Other
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Corner Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	2
Zoning	M-C1

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.