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**3627 Kildare Crescent SW, Calgary, Alberta - \$945,000**



Main Photo

## Property Description

56-ft frontage x 120-ft, south-backing, directly across from a large park with playground, tons of street parking, a newly paved alley on the way, and walking distance to three schools—what more could a developer ask for? This prime lot is ideal for two extra-wide infills (each 3 ft wider than “standard”), and the existing home is perfectly livable or rentable while you work through the permitting process. Nearby schools include Killarney School (CBE Montessori K-6), Holy Name School (Catholic K-6 French Immersion), and A.E. Cross School (CBE 7-9). The park and community spirit are fantastic; for example, every year the



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neighbours get together and build an outdoor rink. Opportunities like this are rare—don't miss your chance!

## REALTOR Referral

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