



THE
A-TEAM

**RE/MAX
FIRST**

3013 33 Street, Calgary T3E 2T8

MLS®#: **A2141488** Area: **Killarney/Glengarry** Listing Date: **06/14/24** List Price: **\$1,099,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
 Lot Information
 Lot Sz Ar: **2,990 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,967**
 Low Sqft:
 Ttl Sqft: **1,967**

DOM

16
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Composite Siding,Concrete,See Remarks,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 13`10"	Kitchen	Main	17`11" x 15`8"
Dining Room	Main	13`10" x 10`11"	Pantry	Main	5`8" x 4`11"
2pc Bathroom	Main	5`0" x 4`11"	Bedroom - Primary	Upper	14`4" x 17`6"
Walk-In Closet	Upper	9`0" x 4`1"	Bedroom	Upper	11`5" x 9`9"
Bedroom	Upper	11`0" x 9`9"	Bonus Room	Upper	10`0" x 9`4"

Laundry
Bedroom
4pc Bathroom

Upper
Basement
Basement

8`10" x 5`6"
13`8" x 12`0"
8`0" x 4`11"

4pc Bathroom
Game Room
5pc Ensuite bath

Upper
Basement
Upper

8`11" x 4`11"
22`11" x 19`0"
16`1" x 8`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC (pre 1P2007)

732GN

Remarks

Pub Rmks:

You'll absolutely love your new SEMI-DETACHED INFILL across the street from Killarney School! Everything you need within a 3 km radius for the ultimate inner-city lifestyle - fields and playgrounds, an aquatic centre, a fenced-in off-leash dog park, AE Cross School, Glamorgan Bakery, the Westbrook LRT, and even Westhills Shopping Centre, plus more! The highly desirable KILLARNEY location is only improved upon by this home's fantastic layout, with room for all the kids across 4 bedrooms, an upper bonus room, and a built-in workstation on the main floor. The curb appeal, highlighted by the eye-catching two-tone exterior, welcomes you into the foyer with a built-in closet and bench, with direct access to the dedicated dining room. The dining room enjoys not only oversized East-facing windows for lots of natural light and a designer chandelier but also a stunning built-in feature wall with wood panelling and open wood-stained display shelving! The space seamlessly flows into the striking kitchen, complete with designer pendant lights above the long central island with waterfall edge and open display shelves, full-height cabinetry with display shelves and under cabinet lighting, shaker-style cabinetry, quartz countertops, a designer tile backsplash, and a good-sized walk-in pantry. The upgraded stainless steel appliance package includes a French door refrigerator, gas cooktop, wall oven and microwave, and dishwasher. Even the hood fan canopy follows the designer feel of the home with a custom two-tone wood canopy matching the rest of the kitchen! A built-in workstation is perfect for anyone working from home or watching kids while they do homework, and the rear living room is ideal for catching up with the family around the inset gas fireplace with wood-open display shelving, tile surround, and mantle. The rear mudroom is nicely tucked away with a tile floor, a built-in bench, and a built-in closet, and the powder room features a wood panel feature wall with a unique stone pedestal sink! Up the wood-wrapped staircase, a bonus room with wood display shelving gives your family more space to spread out. The upper floor hosts two secondary bedrooms with built-in closets, a modern 4-pc main bathroom, and a nice laundry room with tile floor and quartz countertop. The primary suite is sure to impress, with sky-high vaulted ceiling, wood panel feature, designer lighting, walk-in closet, and barn door entrance to the luxurious 5-pc ensuite w/ freestanding soaker tub and fully-tiled shower. The living space continues into the fully-developed basement, with a built-in media centre and impressive wet bar with subway tile backsplash, open display shelving, upper cabinets with uniquely designed glass doors, a quartz countertop, and a beverage fridge. There is another large bedroom and a 4-pc modern bathroom, completing the home nicely. This home and location are truly ideal for any family looking to settle into the ultimate inner-city lifestyle!

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











