



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3039 27 Street, Calgary T3E 2G6**

MLS®#: **A2157141**

Area: **Killarney/Glengarry**

Listing Date: **08/14/24**

List Price: **\$824,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,966**

Year Built:

**2007**

Low Sqft:

Ttl Sqft:

**1,966**

Lot Information

Lot Sz Ar:

**3,100 sqft**

Lot Shape:

DOM

**35**

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:

Park Feat:

**Back Lane,Back Yard,City Lot,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level Double Garage Detached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Garden**

Construction:

**Stone,Stucco**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,See Remarks,Washer/Dryer,Window Coverings**

Int Feat:

**Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Smart Home,Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`4" x 12`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 5`2"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`3" x 4`7"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`8" x 5`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 9`9"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>8`6" x 5`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 10`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`3" x 6`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>19`11" x 16`7"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>12`6" x 9`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 9`9"</b>

**4pc Bathroom**  
**Game Room**  
**Bedroom**  
**Furnace/Utility Room**  
**Storage**

**Second**  
**Basement**  
**Basement**  
**Basement**  
**Basement**

**8`6" x 4`11"**  
**19`0" x 16`6"**  
**18`0" x 12`8"**  
**9`5" x 8`7"**  
**7`0" x 5`0"**

**Laundry**  
**Other**  
**Walk-In Closet**  
**Storage**  
**4pc Bathroom**

**Second**  
**Basement**  
**Basement**  
**Basement**  
**Basement**

**5`4" x 5`0"**  
**8`0" x 4`0"**  
**4`6" x 4`3"**  
**7`1" x 5`1"**  
**9`0" x 5`4"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**1010185**

Zoning:  
**DC (pre 1P2007)**

Remarks

Pub Rmks:

**Welcome to this ideal family home in a sought-after pocket of Killarney which is nestled on a tranquil street lined with mature trees. This prime location offers easy access to multiple playgrounds and parks, an outdoor rink, tennis courts and is just blocks from highly rated schools and community favourites like Luke's Drug Mart, Inglewood Pizza, Francesco's Café, Ki Sushi and so much more. This home has been meticulously maintained and thoughtfully updated, offering exceptional quality at a "too good to be true" price point. The property boasts stunning curb appeal with well-tended front and back gardens all connected with aggregate and stamped concrete walkways and patios. Timeless style with modern elements, including hand-scraped hardwood floors and amazing amounts of built-ins, cabinetry and storage, all which exceed the standards of new homes, is a rare find. When entering you are greeted by a spacious front foyer featuring three front closets. The main floor includes a formal front dining room adorned with craftsman details, such as crown molding, recessed ceiling, and newer light fixtures. The open-concept kitchen is ideal for hosting and entertaining, featuring a center island, granite countertops, stainless steel appliances, and extensive built-in cabinetry. The living room is warmed by a natural gas fireplace, a wall of built-ins and the rear mudroom. An artistically curved staircase, illuminated by a skylight, serves as a stunning centerpiece of the home. The second floor boasts soaring vaulted ceilings, with three bedrooms, a convenient upper-level laundry room, and a total of two full bathrooms. The primary suite features a bonus area with a luxurious ensuite including a soaker tub. The fully developed basement includes a fourth bedroom with walk-in closet, third full bathroom, and a recreation room with a full entertainment wall including wet bar. Other features include Hunter Douglas blinds throughout, cold room, smart home automation, built-in speakers, and central air conditioning. The beautifully landscaped west-facing backyard is fully fenced with a private deck, multiple gas hookups for BBQ/fire table connectivity. This outdoor oasis is perfect for enjoying long summer evenings. With a 2-car garage and paved lane, this smart property checks all the boxes.**

Inclusions:  
 Property Listed By:

**N/A**  
**Real Broker**

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













