

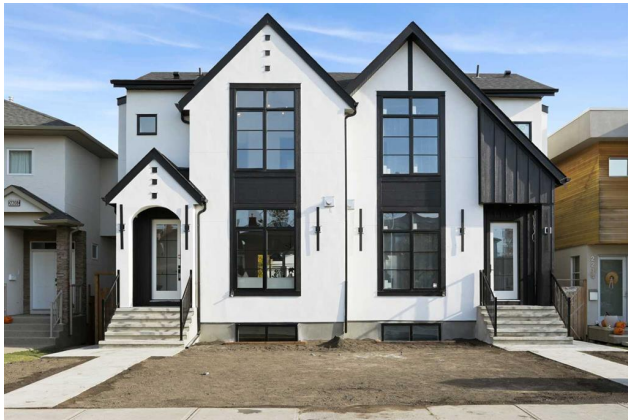


THE
A-TEAM

**RE/MAX
FIRST**

2210 33 Street, Calgary T3E 2T1

MLS®#: **A2190169** Area: **Killarney/Glengarry** Listing Date: **01/25/25** List Price: **\$1,125,000**
 Status: **Pending** 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: **3,000 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,City Lot,Front Yard,Private,Rectangular Lot**
 Park Feat: **Double Garage Detached**

DOM

8
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Fireplace(s),Forced Air** Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
 Sewer: Ext Feat: **BBQ gas line,Lighting,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **See Remarks**
 Int Feat: **Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Dry Bar,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`3" x 12`10"	Kitchen	Main	19`5" x 14`5"
Dining Room	Main	13`8" x 8`10"	Office	Main	6`11" x 6`6"
2pc Bathroom	Main	4`11" x 4`11"	Bedroom - Primary	Upper	13`10" x 13`5"
5pc Ensuite bath	Upper	15`2" x 8`2"	Bedroom	Upper	11`3" x 10`1"
Bedroom	Upper	10`4" x 10`1"	4pc Bathroom	Upper	10`3" x 4`11"
Laundry	Upper	7`1" x 5`8"	Family Room	Basement	15`6" x 11`11"

Eat in Kitchen
Bedroom
4pc Bathroom

Basement
Basement
Basement

13`7" x 8`5"
10`11" x 10`2"
8`3" x 4`11"

Bedroom
Laundry

Basement
Basement

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC2

1670AO

Remarks

Pub Rmks:

Luxurious Walkout Duplex in Prime Killarney Location with a 2-BED LEGAL SUITE ! Discover upscale living in this exquisite walkout duplex, perfectly situated in the vibrant community of Killarney. This beautifully crafted home combines contemporary elegance with functional design. Enter the bright, open-concept main floor, where the living room flows seamlessly into the dining area and a gourmet kitchen. Complete with high-end appliances, quartz countertops, and an oversized island, the kitchen is perfect for entertaining. A main-floor office offers a dedicated space for work or study. The upper level features a spacious primary suite, designed as a tranquil retreat with a luxurious ensuite that includes a steam shower and double vanity. Two additional well-appointed bedrooms, a modern bathroom, and a conveniently placed laundry room complete this floor. The fully finished walkout basement includes a private, legal suite with a separate entrance. It offers a bright living room, a fully equipped kitchen, two bedrooms, a full bathroom, and its own laundry, making it ideal for multi-generational living, hosting guests or additional rental income. This home is filled with high ceilings, abundant natural light, and high-quality finishes throughout. This Killarney duplex offers a perfect blend of luxury and functionality, ready to welcome you home. Call today to book a private viewing!

Inclusions:
Property Listed By:

N/A
eXp Realty

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





