# \$1,050,000 - 2212 33 Street Sw, Calgary

MLS® #A2239885

#### \$1,050,000

5 Bedroom, 4.00 Bathroom, 1,935 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

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.

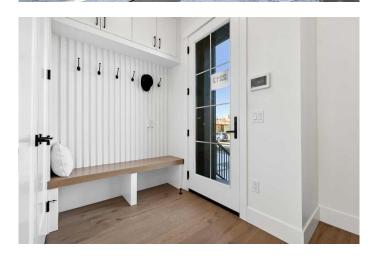
The upper level features a spacious primary suite, designed as a tranquil retreat with a luxurious ensuite that includes a steam shower and double vanity. Two additional well-appointed bedrooms, a modern bathroom, and a conveniently placed laundry room complete this floor.

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!

#### Built in 2025

#### **Essential Information**

MLS® # A2239885 Price \$1,050,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,935 Acres 0.07 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 2212 33 Street Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 2T1

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Central Vacuum, Chandelier, Closet Organizers,

Double Vanity, Dry Bar, Kitchen Island, Natural Woodwork, Open

Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Low

Flow Plumbing Fixtures

Appliances See Remarks

Heating Forced Air, Fireplace(s)

Yes

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Has Basement

Fireplaces Gas

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

#### **Exterior**

Exterior Features BBQ gas line, Lighting, Private Yard

Lot Description Back Lane, City Lot, Front Yard, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### Additional Information

Date Listed July 15th, 2025

Days on Market 51

Zoning R-C2

### **Listing Details**

Listing Office eXp Realty

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