

\$1,100,000 - 2212 33 Street Sw, Calgary

MLS® #A2214392

\$1,100,000

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® # | A2214392 |
| Price | \$1,100,000 |
| 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, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Low Flow Plumbing Fixtures, Sump Pump(s)

| | |
|-----------------|---|
| Appliances | See Remarks |
| Heating | Fireplace(s), Forced Air |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| 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 | April 24th, 2025 |
| Days on Market | 12 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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