

# \$1,125,000 - 2212 33 Street Sw, Calgary

MLS® #A2193403

**\$1,125,000**

5 Bedroom, 4.00 Bathroom, 1,941 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

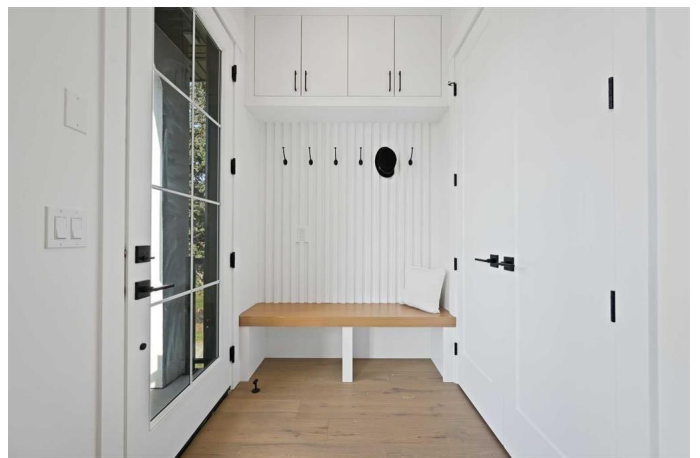
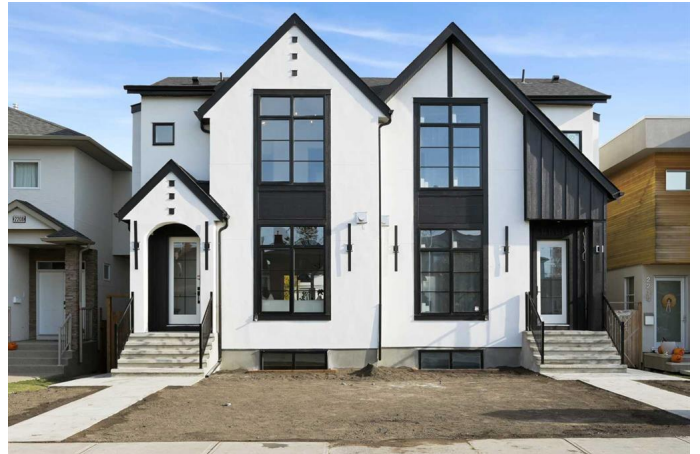
Luxurious Walkout Duplex in Prime Killarney Location with a 2-BED LEGAL SUITE ! Discover upscale living in this exquisite walkout duplex, perfectly situated in the vibrant community of Killarney. This beautifully crafted home combines contemporary elegance with functional design.

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 2024

### Essential Information

MLS® #	A2193403
Price	\$1,125,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,941
Acres	0.07
Year Built	2024
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, 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, Dry Bar, Low Flow Plumbing Fixtures

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	February 8th, 2025
Days on Market	32
Zoning	R-C2

### **Listing Details**

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

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