

# \$1,080,000 - 2212 33 Street Sw, Calgary

MLS® #A2214392

**\$1,080,000**

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	\$1,080,000
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, Kitchen Island, Open Floorplan, Quartz Counters,
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Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Dry Bar, Low Flow Plumbing Fixtures, Natural Woodwork, Soaking Tub, Sump Pump(s)

Appliances See Remarks

Heating Forced Air, Fireplace(s)

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 21

Zoning R-C2

## Listing Details

Listing Office eXp Realty

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