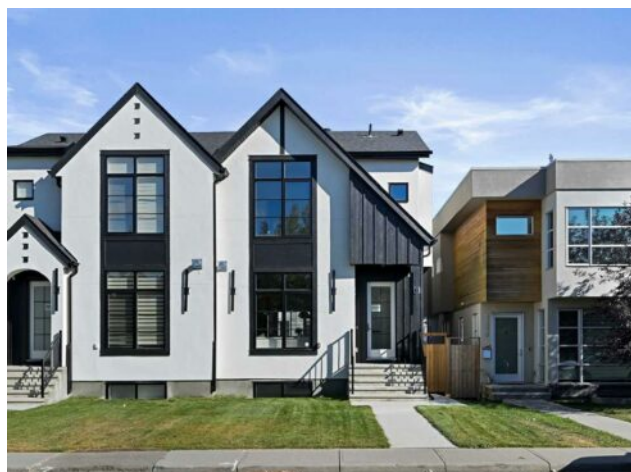


2212 33 Street SW  
Calgary, Alberta

MLS # A2262125



**\$1,009,000**

|                  |                                                           |               |                  |
|------------------|-----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Killarney/Glengarry                                       |               |                  |
| <b>Type:</b>     | Residential/Duplex                                        |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                           |               |                  |
| <b>Size:</b>     | 1,935 sq.ft.                                              | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                                                         | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                    |               |                  |
| <b>Lot Size:</b> | 0.01 Acre                                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, City Lot, Front Yard, Private, Rectangular Lot |               |                  |

|                    |                                                                                                                                                                                                                                                                                               |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                                                                                                                                                                                                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank                                                                                                                                                                                                                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                                                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade                                                                                                                                                                                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                                                                                                                                                                                                                                                                                        | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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 |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                                                                                                           |                   |      |

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!