

\$859,900 - 2240 33 Street Sw, Calgary

MLS® #A2119436

\$859,900

4 Bedroom, 4.00 Bathroom, 1,838 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to your dream home in the sought after community of Killarney! The modern curb appeal sets the tone for what awaits inside. This stunning residence epitomizes luxury living. As you step inside, you're greeted by over sized windows and a light filled living space that flows into the large kitchen with 10ft ceilings and high end Fisher & Paykel appliances. The kitchen features ample storage space, including a pantry and loads of cabinetry, as well as, beautiful rich, wide plank, hardwood floors. The expansive quartz, eat up island is perfect for entertaining, while still having plenty of room for your large formal dining table, making this kitchen a chef or entertainer's dream. A two piece bath is conveniently located on the main floor for your guests' use. Head through the mudroom and out back to enjoy hot summer evenings on your backyard aggregate patio space leading out to your double car garage. Upper floor features a primary bedroom that's a true retreat. With a walk-in closet; complete with custom built-ins and an ensuite that is a sanctuary in itself, featuring a spacious, beautifully tiled shower, freestanding tub, and separate toilet closet for added privacy. Two additional bedrooms on the upper floor provide ample space for family or guests, with one boasting its own walk-in closet. Conveniently located, upper floor laundry makes chores a breeze. The basement is a versatile space, offering a fourth bedroom, with a walk-in closet, three piece bath and a large living area



that can easily accommodate an office space or workout area. Oversized egress windows flood the lower level with natural light, creating a welcoming atmosphere throughout.

Schedule your showing today and prepare to be captivated by the functionality of this well-designed property. Click on the link to see the 3D virtual tour for a step by step walk through.

Built in 2013

Essential Information

MLS® #	A2119436
Price	\$859,900
Sold Price	\$878,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,838
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2240 33 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2T1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 12th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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