

\$1,069,900 - 3011 33 Street Sw, Calgary

MLS® #A2173748

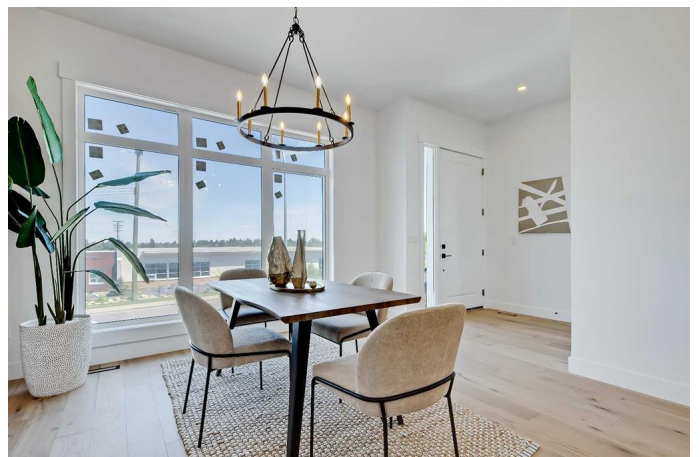
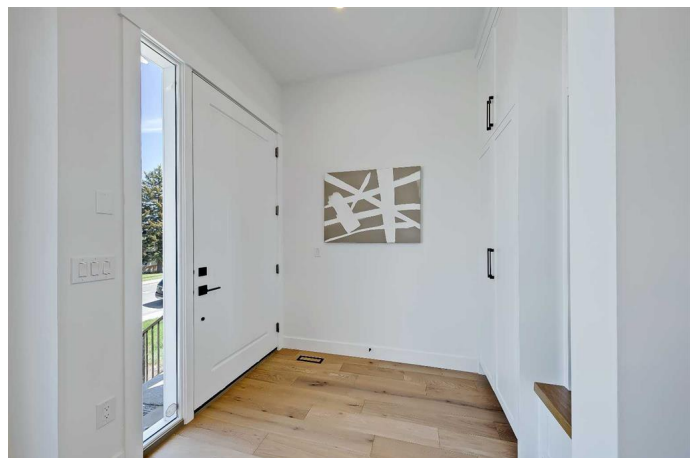
\$1,069,900

4 Bedroom, 4.00 Bathroom, 1,957 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Youâ€™ll absolutely love your new SEMI-DETACHED INFILL across the street from Killarney School! Everything you need within a 3 km radius for the ultimate inner-city lifestyle â€“ fields & playgrounds, an aquatic centre, fenced-in off-leash dog park, AE Cross School, Glamorgan Bakery, the Westbrook LRT, and even Westhills Shopping Centre, plus more! The highly desirable KILLARNEY location is only improved upon by this homeâ€™s fantastic layout, with room for all the kids across 4 bedrooms, an upper bonus room, and a built-in workstation on the main floor. The curb appeal, highlighted by the eye-catching two-tone exterior, welcomes you into the foyer with a built-in closet & bench, with direct access to the dedicated dining room. The dining room enjoys not only oversized East-facing windows for lots of natural light & a designer chandelier but also a stunning built-in feature wall with wood panelling and open wood-stained display shelving! The space seamlessly flows into the striking kitchen, complete with designer pendant lights above the long central island with waterfall edge & bot open display shelves, full-height cabinetry with display shelves & under cabinet lighting, shaker-style cabinetry, quartz countertops, a designer tile backsplash, and a good-sized walk-in pantry. The upgraded stainless steel appliance package includes a French door refrigerator, gas cooktop, wall oven & microwave, and dishwasher. Even the hood fan canopy follows



the designer feel of the home with a custom two-tone wood canopy matching the rest of the kitchen! A built-in workstation is perfect for anyone working from home or watching kids while they do homework, and the rear living room is ideal for catching up with the family around the inset gas fireplace with wood-open display shelving, tile surround, and mantle. The rear mudroom is nicely tucked away with a tile floor, a built-in bench, built-in closet, and the powder room features a wood panel feature wall with a unique stone pedestal sink! Up the wood-wrapped staircase, a bonus room with wood display shelving gives your family more space to spread out. The upper floor hosts two secondary bedrooms with built-in closets, a modern 4-pc main bathroom, and a nice laundry room with tile floor and quartz countertop. The primary suite is sure to impress, with sky-high vaulted ceiling, wood panel feature, designer lighting, walk-in closet, and barn door entrance to the luxurious 5-pc ensuite w/ freestanding soaker tub and fully-tiled shower. The living space continues into the fully-developed basement, with a built-in media centre and impressive wet bar with subway tile backsplash, open display shelving, upper cabinets with uniquely designed glass doors, a quartz countertop, and a beverage fridge. There is another large bedroom and a 4-pc modern bathroom, completing the home nicely. This home and location are truly ideal for any family looking to settle into the ultimate inner-city lifestyle! *Photos from show suite next door, please view both*

Built in 2024

Essential Information

MLS® #	A2173748
Price	\$1,069,900
Sold Price	\$1,050,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,957
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3011 33 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2T8

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Recessed Lighting, Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Oven-Built-In, Gas Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt
Construction	Concrete, Wood Frame, Composite Siding, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	November 19th, 2024
Days on Market	32
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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