



2212 33 Street Calgary Alberta

\$1,125,000

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! (id:6769)

Family room 4.72 M x 3.63 M
Eat in kitchen 4.14 M x 2.57 M
Bedroom 4.17 M x 3.25 M
Bedroom 3.33 M x 3.10 M
Laundry room 1.68 M x 1.50 M
4pc Bathroom 2.52 M x 1.50 M
Living room 4.65 M x 3.91 M
Kitchen 5.92 M x 4.40 M
Dining room 4.17 M x 2.69 M

Office 2.11 M x 1.98 M
2pc Bathroom 1.50 M x 1.50 M
Primary Bedroom 4.22 M x 4.09 M
5pc Bathroom 4.62 M x 2.49 M
Bedroom 3.43 M x 3.07 M
Bedroom 3.15 M x 3.07 M
4pc Bathroom 3.12 M x 1.50 M
Laundry room 2.16 M x 1.73 M

Listing Presented By:



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eXp Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca