



# 3011 33 Street Calgary Alberta

\$1,069,900

You'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 - 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 home'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, b...

Bedroom 13.67 Ft x 12.00 Ft

Recreational, Games room 22.92 Ft x 19.00 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Living room 14.25 Ft x 13.83 Ft

Kitchen 17.92 Ft x 15.67 Ft

Dining room 13.83 Ft x 10.92 Ft

Primary Bedroom 14.33 Ft x 17.50 Ft

Other 9.00 Ft x 4.08 Ft

Bedroom 11.42 Ft x 9.75 Ft

Bedroom 11.00 Ft x 9.75 Ft

Bonus Room 10.00 Ft x 9.33 Ft

Laundry room 8.83 Ft x 5.50 Ft

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Listing Presented By:



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Pantry 5.67 Ft x 4.92 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

5pc Bathroom 16.08 Ft x 8.83 Ft