



## 2216 33 Street Calgary Alberta

\$988,000

Welcome to your dream home in the heart of Killarney, one of the most sought-after inner-city communities. This exquisite duplex offers a blend of modern luxury and sophisticated design, setting a new standard for urban living. With a fully developed walkout basement, this home offers an impressive total living space that is both functional and stunning. Step inside and be greeted by 9' painted ceilings throughout, creating an open and airy atmosphere that invites you in. The glass railings add a touch of elegance while allowing light to flow freely. The centerpiece of the main living area is a captivating gas fireplace, perfect for cozy evenings and gatherings. The hardwood-clad stairs are a seamless blend of beauty and durability, a true work of art. For the culinary enthusiast, the chef's kitchen is a masterpiece. Equipped with state-of-the-art BOSCH appliances, including a gas range, meal preparation becomes a delight. The large quartz island serves as both a functional workspace and a stylish focal point, making entertaining a breeze. As you ascend to the upper level, you'll discover the master bedroom of your dreams. Complete with a spacious walk-in closet, this sanctuary offers a perfect escape from the day's demands. The ensuite bathroom is a haven of luxury, featuring a skylight that bathes the space in natural light. Indulge in relaxation with the free-standing insulated soaker tub or unwind in the oversized steam shower, all enhanced by in-floor heating. Two more generously sized bedrooms and a 3-piece bathroom await on the second floor, providing ample space for family or guests. The attention to detail extends throughout the home, where AC, central vacuum, and roughed-in in-floor heating offer modern comforts seamlessly integrated into the design. The fully finished basement is an entertainment haven. The wet bar adds a touch of sophistication, while the ...

Primary Bedroom 13.67 Ft x 13.08 Ft

Other 11.92 Ft x 5.58 Ft

5pc Bathroom 17.67 Ft x 8.33 Ft

Bedroom 10.92 Ft x 10.17 Ft

Bedroom 13.17 Ft x 10.92 Ft

Laundry room 6.58 Ft x 6.42 Ft

Storage 5.67 Ft x 5.17 Ft

4pc Bathroom 8.50 Ft x 5.67 Ft

Furnace 9.08 Ft x 8.67 Ft

Living room 12.25 Ft x 10.17 Ft

Kitchen 16.75 Ft x 9.00 Ft

Dining room 15.50 Ft x 9.00 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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4pc Bathroom 9.00 Ft x 6.33 Ft

Recreational, Games room 19.17 Ft x 18.25 Ft

Bedroom 13.00 Ft x 9.33 Ft

Other 5.67 Ft x 4.50 Ft

Foyer 6.00 Ft x 4.83 Ft

Other 9.75 Ft x 5.25 Ft

Office 13.83 Ft x 10.33 Ft