

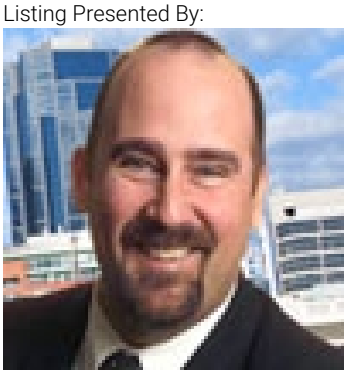
3115 Kilkenny Road Calgary Alberta

$1,240,000

Architectural, light-filled, and designed with real everyday function in mind, this newly built semi-detached infill brings a fresh elevated feel to one of Calgary's most loved inner-city communities. With a striking exterior, oversized windows, a smart open-concept layout, and a fully developed lower level with a wet bar, gym, and guest bedroom, this home feels polished, practical, and easy to live in.The main floor opens with a defined foyer featuring a convenient built-in bench, creating a clean and organized first impression. Just off the entry, the main floor office is tucked away from the main living areas with a built-in desk and uppers, making it ideal for working from home, homework, or a quiet space. From there, the home opens into a bright dining area, central kitchen, and rear living room, with large windows helping the entire level feel open and connected.The kitchen is designed as the heart of the home, anchored by a large island with seating, a double sink, gas range, built-in microwave, fridge wall, and dedicated pantry near the stairs. It is the kind of layout that works beautifully for both busy weekdays and hosting. In the living room, a gas fireplace and built-in cabinetry add warmth and intention, while oversized patio doors extend the living space outdoors. A well-planned mudroom with bench, hooks, built-in closet, and nearby powder room adds the everyday convenience buyers want in a modern infill.Upstairs, the layout continues with three bedrooms, upper laundry, and a standout primary retreat. The secondary bedrooms each feature good closet space, while the main bath and linen storage are positioned for easy everyday use. The primary bedroom feels especially elevated with dramatic ceiling detail, oversized windows, and a generous layout that creates a beautiful personal space. His and hers walk-in-closets bring excellent storage, while the e...

Bedroom 13.00 Ft x 9.67 Ft
Recreational, Games room 18.83 Ft x 15.08 Ft
Exercise room 11.58 Ft x 8.75 Ft
Other 9.83 Ft x 2.58 Ft
Furnace 6.25 Ft x 6.00 Ft
4pc Bathroom Measurements not available
Living room 14.75 Ft x 14.58 Ft
Kitchen 16.67 Ft x 8.75 Ft
Dining room 12.08 Ft x 10.33 Ft
Other 7.00 Ft x 5.00 Ft
2pc Bathroom Measurements not available
Primary Bedroom 14.00 Ft x 12.33 Ft
Other 7.33 Ft x 6.58 Ft
Other 7.67 Ft x 6.58 Ft
Bedroom 11.83 Ft x 10.58 Ft
Bedroom 11.83 Ft x 10.75 Ft
Laundry room 7.67 Ft x 5.50 Ft
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
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