

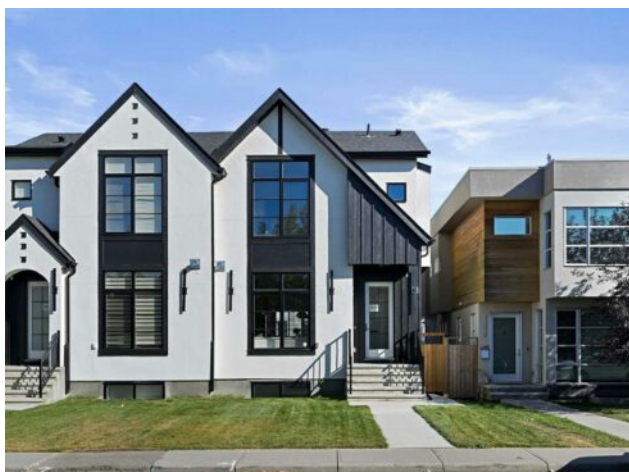


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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2212 33 Street SW  
Calgary, Alberta

MLS # A2262125



**\$1,009,000**

|           |                                                           |        |                  |
|-----------|-----------------------------------------------------------|--------|------------------|
| Division: | Killarney/Glengarry                                       |        |                  |
| Type:     | Residential/Duplex                                        |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                           |        |                  |
| Size:     | 1,935 sq.ft.                                              | Age:   | 2025 (0 yrs old) |
| Beds:     | 5                                                         | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached                                    |        |                  |
| Lot Size: | 0.01 Acre                                                 |        |                  |
| Lot Feat: | Back Lane, City Lot, Front Yard, Private, Rectangular Lot |        |                  |

|             |                                                                                                                                                                                                                                                                                               |            |      |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Fireplace(s), Forced Air                                                                                                                                                                                                                                                                      | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood, Vinyl Plank                                                                                                                                                                                                                                                           | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                                                                                               | Condo Fee: | -    |
| Basement:   | Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade                                                                                                                                                                                                                             | LLD:       | -    |
| Exterior:   | Stucco                                                                                                                                                                                                                                                                                        | Zoning:    | R-C2 |
| Foundation: | Poured Concrete                                                                                                                                                                                                                                                                               | Utilities: | -    |
| Features:   | Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |            |      |
| Inclusions: | N/A                                                                                                                                                                                                                                                                                           |            |      |

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!