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2220 33 Street SW
Calgary, Alberta

MLS # A2349298



$890,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,859 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Stucco	**Zoning:**	H-GO
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Built in 2013, this semi-detached home in the desirable community of Killarney/Glengarry offers over 2,600 sq. ft. of developed living space, featuring 4 bedrooms and 3.5 bathrooms. Ideally located just a few blocks from 17 Avenue SW, this home combines spacious living, quality finishes, and an abundance of natural light. The inviting tiled foyer features a walk-in closet and leads into an open-concept connecting the dining area, kitchen, and living room. Large windows throughout provide plenty of natural light. The kitchen features a large island with an eating bar, quartz countertops, extensive custom cabinetry extending to the ceiling, and stainless steel appliances, including a gas cooktop, wall oven, microwave, built-in dishwasher, and double-door refrigerator. The west-facing living room offers a stone-faced gas fireplace, built-in shelving, and large windows, creating a warm and welcoming space. A convenient powder room and rear foyer with a large closet complete the main level. Upstairs, skylights brighten the hallway, leading to a spacious master bedroom featuring a two-sided fireplace shared with a 5-piece ensuite. Enjoy dual sinks, a jetted soaker tub, a walk-in shower with a bench and a skylight. The exceptionally large walk-in closet features custom built-in organizers. Two additional spacious bedrooms, a 4-piece bathroom and an upper-level laundry room complete this floor. The fully developed basement offers an expansive recreation room with a projector screen, built-in shelving, and a full wet bar. A fourth bedroom, 3-piece bathroom, and additional storage complete the lower level. The fully fenced and beautifully landscaped backyard features a patio, perfect for outdoor enjoyment, along with a double detached garage with an electric door opener. The paved back lane is an added convenience. Additional features include wiring for a sound system

and rough-in for central air conditioning. Enjoy an exceptional location close to all amenities, including Westbrook LRT Station, Westbrook Mall, Killarney Aquatic & Recreation Centre, and the many shops, restaurants and services along 17 Avenue SW. Nearby schools include Killarney School, Holy Name, A.E. Cross and Vincent Massey. Offering space, comfort and location in a sought-after community, this home is a wonderful opportunity. A must to see. Tenants will be gone at the end of November.

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