



GRASSROOTS
REALTY GROUP

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3213 Kinsale Road SW
Calgary, Alberta

MLS # A2330740



\$899,999

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,894 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the former Cardel showhome in Killarney, on the market for the first time and meticulously maintained by its original owners ever since. This semi-detached two-storey offers generous above-grade living plus a fully finished lower level. Just off the front entry sits a flexible bonus room: a home office, formal dining room, or quiet sitting room, whatever your life calls for. Beyond it, the main floor reads open and unhurried, with wide-plank hardwood, a two-tone kitchen anchored by a quartz island and gas range, and a walk-in pantry that keeps the counters clear. The kitchen opens to the dining and living area for an easy entertaining flow, with a gas fireplace anchoring the great room. A rear mudroom keeps everyday coming and going tidy, and the west-facing backyard is just beyond, so summer dinners catch the evening sun without missing a beat. Upstairs holds the primary and its spa-like five-piece ensuite, with double vanity, soaker tub, and glass shower, plus two more bedrooms, a full bath, and laundry where it belongs, steps from the beds. The lower level stretches into a fourth bedroom, another full bath, and a wide-open rec room ready for movie nights, workouts, or a proper playroom. Central air keeps the whole home comfortable through the warm months. Out back: a low-maintenance, west-facing yard with a big aggregate patio, a gas line for the grill, and a custom louvered privacy wall, all wrapped in mature hedging. Detached double garage off the lane. And then there's the location. You're moments from Marda Loop, one of Calgary's best-loved inner-city districts, where boutique shops, patios, coffee bars, and some of the city's favourite restaurants are all part of the everyday. Add Killarney's parks and green space, its rec and aquatic centre, and a quick line downtown, and it's the kind of walkable, connected lifestyle that rarely comes up for the first time.

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