



GRASSROOTS
REALTY GROUP

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3205 Kilkenny Road SW
Calgary, Alberta

MLS # A2345708



\$1,240,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,943 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: N/A

Welcome to an exceptional brand-new luxury duplex on Kilkenny Road, ideally located in the highly desirable inner-city community of Killarney. Offering over 2,700 sq. ft. of total living space, this beautifully completed residence combines sophisticated design, modern functionality, and thoughtful upgrades to create an impressive home for today's lifestyle. From the moment you enter, you'll appreciate the bright, welcoming atmosphere created by the open-concept main floor and abundant natural light. The expansive living room provides an inviting space to relax, while the elegant dining area seamlessly connects to the stunning chef-inspired kitchen. Designed with both entertaining and everyday living in mind, the kitchen features a large island, quality cabinetry, and stylish contemporary finishes. The upper level offers an exceptional and highly desirable three-bedroom layout, WITH EVERY BEDROOM FEATURING ITS OWN PRIVATE ENSUITE BATHROOM. Each generously proportioned bedroom provides a comfortable retreat, while the individual ensuites deliver an elevated level of privacy and convenience for family members and guests alike. The fully developed basement extends the home's functionality and provides versatile additional living space. A DEDICATED GYM/OFFICE area makes it easy to maintain an active lifestyle at home, while the space can alternatively be utilized as a home office or flexible living area. The basement also includes a ROUGH-IN FOR HOME THEATRE, providing the perfect foundation for creating a personalized entertainment experience. Comfort and technology have been thoughtfully incorporated throughout the property. The home includes a ROUGH-IN FOR IN FLOOR HEATING, offering the option for additional warmth and comfort during Calgary's colder seasons.

FOUR BUILT IN SPEAKERS provide integrated music throughout the home, ideal for entertaining or enjoying your favorite audio. A FRONT AND REAR CAMERAS system adds an additional layer of security and peace of mind. For enhanced privacy and sound control, DOUBLE DRYWALL has been installed on the common walls of both the main and upper floors, helping to reduce noise transfer between the two residences. Perfectly positioned in Killarney, this home offers an outstanding balance of inner-city convenience and community living. Enjoy quick and easy access to downtown Calgary, schools, parks, shopping, public transit, and a wide range of amenities, all while being surrounded by the established character and welcoming atmosphere of one of Calgary's sought-after neighborhoods.

Exceptional Features Brand-new, completed luxury duplex Over 2,700 sq. ft. of total living space Prime Kilkenny Road location in Killarney Bright, open-concept main floor Abundant natural light throughout Spacious living room Elegant dining area Chef-inspired modern kitchen Large center island Quality cabinetry Stylish contemporary finishes 3 generously sized bedrooms 3 private ensuites — every bedroom has its own attached