



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2211A 33 Street SW
Calgary, Alberta

MLS # A2352686

\$839,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,824 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Discover an exceptional residence within Calgary's coveted Killarney/Glengarry neighborhood. This beautifully appointed two-story semi-detached infill offers a harmonious blend of space, style, and tranquility. Nestled within a private, landscaped rectangular lot, this home exudes an inviting warmth. Step inside to find a bright, open floorplan flowing seamlessly across over eighteen hundred square feet, anchored by gleaming hardwood flooring and complemented by plush carpets and elegant tile. Quartz countertops grace the recently renovated kitchen, creating a culinary haven complete with a breakfast bar island and built-in features, while central air conditioning ensures year-round comfort. A spacious deck and patio invite outdoor entertaining, extending your living space beyond the walls of this remarkable home. Upstairs, three generously sized bedrooms await, including a luxurious primary retreat boasting a walk-in closet and a lavish five-piece ensuite bath—a sanctuary for rejuvenation. A full bathroom serves the remaining bedrooms and the upper level laundry room simplifies daily routines. Below grade, a fully finished basement provides versatile living space, featuring a very large rec room and one additional bedroom. Two double detached garage spaces offer secure parking and added convenience. With its proximity to schools, shopping, playground, and community amenities, this residence represents a rare opportunity to embrace refined living within one of Calgary's most sought after locales.