

\$1,199,000 - 3208 Kilkenny Road Sw, Calgary

MLS® #A2242909

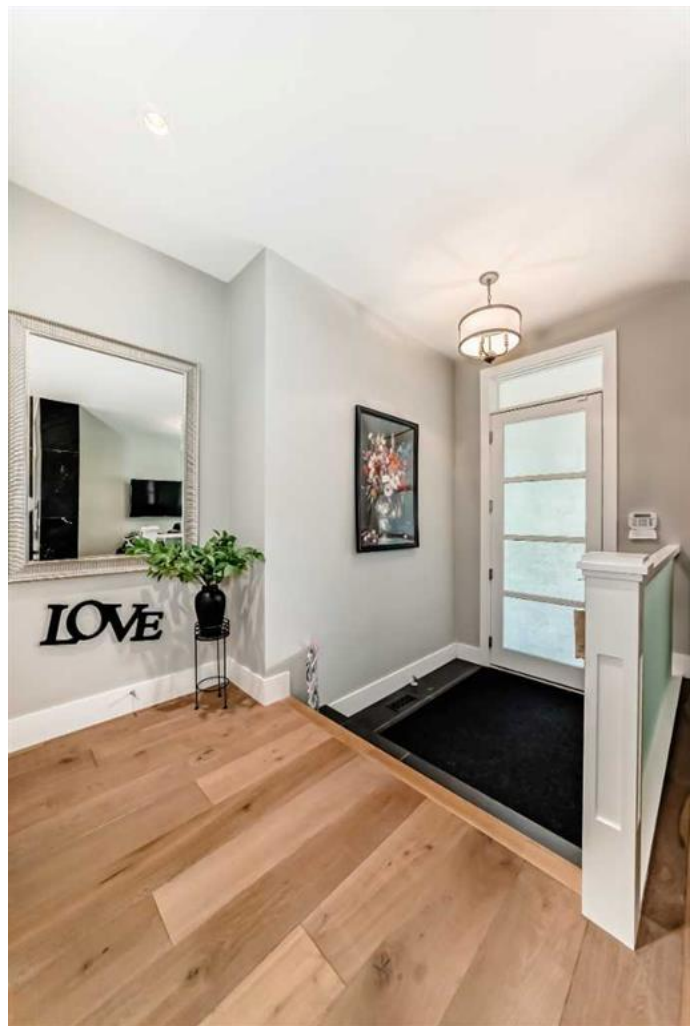
\$1,199,000

4 Bedroom, 4.00 Bathroom, 2,156 sqft

Residential on 0.09 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this beautifully designed 2156 sq ft home, offering modern elegance and comfort in a peaceful and private setting. With an ideal layout and sophisticated finishes throughout this home is located on one of the nicest tree lined streets in Killarney. Walking distance to several schools, including Montessori elementary, many shops and transportation, Bright and spacious open concept main floor has high ceilings, large windows and gorgeous wide plank engineered hardwood. The living room features a gas fireplace and communicates nicely with the large dining area and stunning kitchen complete with white cabinetry, quartz counters and stylish backsplash. Sliding doors lead off the kitchen to a private balcony, ideal for enjoying a quiet relax in the south sun. Be sure to check out the large walk in pantry and 2 pc bathroom. Upstairs you will find a spacious primary bedroom featuring a 2 way gas fireplace, luxurious ensuite with a steam shower, double sinks and wonderful soaker tub, and walk in closet. There are 2 other generously sized bedrooms on this upper level plus laundry room with storage. The lower level is complete with exercise/ den room, bedroom, 3 pc updated bathroom and large family room. Wet bar has sit up counter and perfect for all your entertaining. Walk out from this level to your own private oasis, The patio features recently installed Phantom screens with remote (13.4k) and offer a relaxing escape to enjoy a sports event on TV or just a



good book . The detached double garage is rare to find in most semi detached and offers another degree of privacy . This home is in mint "show home "condition with numerous upgrades, high end carpeting, all new light fixtures on the main and high end roller style sheer blinds on most windows. and GEM lighting under soffits . With its modern finishes, attention to detail and serene outdoor space this home is the epitome of luxury living. Call your realtor today to view

Built in 2013

Essential Information

MLS® #	A2242909
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,156
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3208 Kilkenny Road Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E4R6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Bar, Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub

Appliances Central Air Conditioner, Microwave, Range Hood, Refrigerator, Dishwasher, Electric Range

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out



Exterior

Exterior Features Balcony, BBQ gas line, Lighting

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed July 24th, 2025

Days on Market 10

Zoning DC

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.