2220 33 Street SW

Calgary | Active | MLS® A2349298

$875,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2013**	**1,858.9 sq. ft.**

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Listed by Diamond Realty & Associates Ltd

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349298
Bedrooms	4
Bathrooms	4
Year Built	2013
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,858.9 sq. ft.
Main Level Finished Area:	887.1 sq. ft.
Upper Level Finished Area:	971.8 sq. ft.
Below Grade Finished Area:	745.3 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	11'10½"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2013 (Age: 13)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1855W
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Composite Siding, Stone, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	2
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	4
Parking:	Alley Access, Double Garage Detached, Paved
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 17'6" × 13'11" ·
Main Floor	Other · 5'4" × 3'11" ·
Main Floor	Mud Room · 10'6" × 5'11" ·
Main Floor	Entrance · 6'3" × 5'5" ·
Main Floor	Dining Room · 13'11" × 11'5" ·

Main Floor	Living Room · 14'10" × 14' ·
Main Floor	Other · 8'7" × 8'5" ·
Upper Level	Bedroom · 11'7" × 9'8" ·
Upper Level	Bedroom · 10'1" × 9'11" ·
Upper Level	Bedroom - Primary · 13'3" × 12'3" ·
Upper Level	Laundry · 6'2" × 5'6" ·
Upper Level	Walk-In Closet · 9'1" × 7'2" ·
Basement	Other · 9'1" × 5'10" ·
Basement	Family Room · 21'10" × 12'10" ·
Basement	Bedroom · 10'10" × 10'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Walk-In Closet(s), Wet Bar
Exterior Features:	None
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	H-GO
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2220-33-street-sw-calgary-a2349298/

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