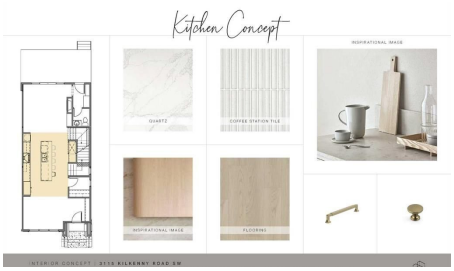
3115 Kilkenny Road SW

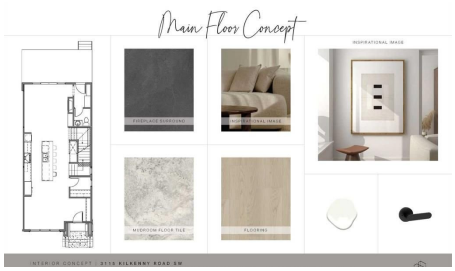
Calgary | Active | MLS® A2350044

$1,240,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,953.12 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

Architectural, light-filled, and designed with real everyday function in mind, this newly built semi-detached infill brings a fresh elevated feel to one of Calgary's most loved inner-city communities. With a striking exterior, oversized windows, a smart open-concept layout, and a fully developed lower level with a wet bar, gym, and guest bedroom, this home feels polished, practical, and easy to live in.

The main floor opens with a defined foyer featuring a convenient built-in bench, creating a clean and organized first impression. Just off the entry, the main floor office is tucked away from the main living areas with a built-in desk and uppers, making it ideal for working from home, homework, or a quiet space. From there, the home opens into a bright dining area, central kitchen, and rear living room, with large windows helping the entire level feel open and connected.

The kitchen is designed as the heart of the home, anchored by a large island with seating, a double sink, gas range, built-in microwave, fridge wall, and dedicated pantry near the stairs. It is the kind of layout that works beautifully for both busy weekdays and hosting. In the living room, a gas fireplace and built-in cabinetry add warmth and intention, while oversized patio doors extend the living space outdoors. A well-planned mudroom with bench, hooks, built-in closet, and nearby powder room adds the everyday convenience buyers want in a modern infill.

Upstairs, the layout continues with three bedrooms, upper laundry, and a standout primary retreat. The secondary bedrooms each feature good closet space, while the main bath and linen storage are positioned for easy everyday use. The primary bedroom feels especially elevated with dramatic ceiling detail, oversized windows, and a generous layout that creates a beautiful personal space. His and hers walk-in-closets bring excellent storage, while the ensuite delivers a spa-inspired finish with a double vanity, freestanding tub, and a walk-in shower.

The lower level adds impressive versatility with a large rec space, wet bar, glass-wall gym, fourth bedroom, walk-in closet, and full bath. It is a polished extension of the home, perfect for movie nights, guests, workouts, or a more private hangout space.

Set in Killarney, this location offers the best of inner-city living with quick access to 17th Avenue SW, Richmond Road, Westbrook Mall, Westbrook LRT, local schools, parks, shops, cafés, and everyday conveniences. It is close to the energy of the city while still feeling residential, established, and connected.

This is a home that truly checks all the boxes.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350044
Bedrooms	4

Bathrooms	4
Year Built	2026
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:	1,953.12 sq. ft.
Main Level Finished Area:	925 sq. ft.
Upper Level Finished Area:	1,028.12 sq. ft.
Below Grade Finished Area:	786.25 sq. ft.
Acreage:	No
Lot Area:	2,997 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
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:	732GN
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Dashmesh Homes
New Constr.:	Yes
Construction Material:	Concrete, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry

Appliances:	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 14'9" × 14'7" ·
Main Floor	Kitchen · 16'8" × 8'9" ·
Main Floor	Dining Room · 12'1" × 10'4" ·
Main Floor	Office · 6'1" × 6' ·
Main Floor	Mud Room · 7' × 5' ·
Upper Level	Bedroom - Primary · 14' × 12'4" ·
Upper Level	Walk-In Closet · 7'4" × 6'7" ·
Upper Level	Walk-In Closet · 7'8" × 6'7" ·
Upper Level	Bedroom · 11'10" × 10'7" ·
Upper Level	Bedroom · 11'10" × 10'9" ·
Upper Level	Laundry · 7'8" × 5'6" ·
Basement	Bedroom · 13' × 9'8" ·
Basement	Game Room · 18'10" × 15'1" ·
Basement	Exercise Room · 11'7" × 8'9" ·
Basement	Other · 9'10" × 2'7" ·
Basement	Furnace/Utility Room · 6'3" × 6' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line
Patio And Porch Features:	Patio

Lot Features:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3115-kilkenny-road-sw-calgary-a2350044/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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