3206 Kilkenny Road SW

Calgary | Active | MLS® A2359006

$1,195,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2014**	**2,255.39 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Open house Saturday Nov. 21, 12 - 4 p.m. & Sunday Nov 22, 11 a.m. - 2 p.m. Welcome home to Kilkenny Road, one of Killarney's most picturesque tree-lined streets. This beautiful WALKOUT home is not a cookie-cutter infill. Set on a large pie-shaped lot, the home is wide and spacious offering over 3,300 sq. ft. of thoughtfully designed living space. Architectural detail is found throughout, with high ceilings on all levels including the fully developed walkout basement, a private south-facing backyard and rich wood finishes inside and out.

The exterior makes a striking first impression with natural stone, cedar detailing and upgraded stucco designed to resist woodpecker damage. Enter the home into a large, welcoming foyer. From there, engineered hardwood floors extend across the main level, complemented by glass and wood stair railings, recessed lighting and contemporary light fixtures, high ceilings and large windows that fill the home with natural light. The front living room features a floor-to-ceiling, double-sided stone fireplace, while the expansive dining area offers ample room for entertaining. Rich wood cabinetry and stone countertops set the tone in the elegant kitchen. Enjoy a six-burner gas range, large island, walk-in pantry and direct access to an elevated patio with gas BBQ hookup overlooking the treed backyard. A two piece powder room and additional storage round out this level.

Upstairs, the spacious primary suite features a double-sided fireplace, walk-in closet and an ensuite with dual vanities, a soaker tub and steam shower. Two additional bedrooms, a full bathroom and upper-level laundry room complete this floor, while modern solar tubes bring natural light into the staircase and wide hallway.

The fully developed walkout basement offers a substantial extension of the home, with a recreation and entertaining area, wet bar, fourth bedroom, full bathroom and a separate media room that could also serve as a den or home office. Direct access to the backyard leads to a covered patio and a private outdoor setting with mature trees and southern exposure.

The pie-shaped lot widens from approximately 25 feet at the front to 35 feet at the rear allowing for the spacious home and a fully detached double garage (not attached to neighbour) with back lane access. Additional highlights include new central air conditioning and smart thermostat (2025), fresh paint throughout the main and upper levels, a new front stone garden box, backyard storage sheds, and professional landscaping.

This luxurious home is within walking distance of schools, parks, shopping and everyday amenities-a rare offering in one of Calgary's most desirable inner-city neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359006
Bedrooms	4

Bathrooms	4
Year Built	2014
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:	2,255.39 sq. ft.
Lot Area:	3,713 sq. ft.
Lot Frontage:	25'9 1/8 "
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2014 (Age: 12)
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:	1313143

Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar, Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Slate
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Double Sided, Gas, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Small fridge/freezer in lower level storage room
Restrictions:	None Known
Main Floor	Dining Room · 18'4" × 17' ·
Main Floor	Kitchen · 16'1" × 14'9" ·

Main Floor	Living Room · 20'4" × 16'11" ·
2nd Floor	Bedroom · 12'1" × 10'4" ·
2nd Floor	Bedroom · 13'5" × 13' ·
2nd Floor	Laundry · 8'3" × 7'5" ·
2nd Floor	Bedroom - Primary · 16'5" × 13'3" ·
Lower Level	Bedroom · 14'1" × 10' ·
Lower Level	Media Room · 16'2" × 12'5" ·
Lower Level	Game Room · 20'1" × 19'4" ·
Lower Level	Furnace/Utility Room · 14'2" × 7'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Pool, Schools Nearby, Shopping Nearby
Interior Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, Pantry, Recessed Lighting, Separate Entrance, Solar Tube(s), Sump Pump(s), Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Private Yard, Storage
Patio And Porch Features:	Patio, See Remarks
Lot Features:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3206-kilkenny-road-sw-calgary-a2359006/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.