3228 Kinsale Road SW

Calgary | Active | MLS® A2356781

$1,398,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2015**	**2,123.72 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

* OPEN HOUSES- SATURDAY & SUNDAY November 21st & 22nd 2pm-4pm * Be sure to watch the full cinematic home tour of this extraordinary C3 Developments custom infill! Located in the heart of Killarney, this one of a kind inner city home combines bold architectural design, exceptional craftsmanship, and thoughtful luxury throughout. From the moment you step inside, natural light pours through the dramatic two storey entrance, showcasing a breathtaking 32 ft custom chandelier and floor-to-ceiling triple-glazed Austrian windows, designed for exceptional energy efficiency and sound insulation. Soaring 11 ft ceilings and striking architectural details create an incredible sense of space, while the gourmet kitchen features Italian Laminam countertops and a professional JennAir appliance suite. Designed for both everyday living and entertaining, the main floor flows seamlessly from the inviting living area, complete with a sleek ethanol fireplace, to a private rear deck and a truly unique four-season courtyard. Upstairs, the spectacular primary retreat features soaring 12 ft ceilings, its own fireplace, a private coffee bar, and a spa inspired ensuite with heated tile walls and floors, complemented by exquisite Italian Fantini fixtures. The lower level is equally impressive, offering 9 ft ceilings, full in floor radiant heating, a custom enclosed bar, and a private sauna, creating the ultimate space to relax or entertain. Completing this exceptional home is an oversized heated garage with an impressive 12'6" clearance and EV rough in, along with an on demand tankless hot water system. Just steps from parks and pathways, and minutes from downtown Calgary, this is a rare opportunity to own a truly distinctive architectural home in one of the city's most desirable inner city communities. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356781
Bedrooms	3
Bathrooms	4
Year Built	2015
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:	2,123.72 sq. ft.
Lot Area:	3,239 sq. ft.
Lot Frontage:	27'½"
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2015 (Age: 11)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1513267
Heating:	In Floor, Fireplace(s), Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stucco
Structure Type:	Duplex
Roof:	Rubber
Ensuite:	Yes

Flooring:	Hardwood, Marble, Tile
Cooling:	Rough-In
Fireplaces:	3
Fireplace Details:	Mixed
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Double Garage Detached, Heated Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Induction Cooktop, Microwave, Range Hood, See Remarks, Tankless Water Heater
Inclusions:	Wine fridge x2, Bar fridge x2. All furniture negotiable
Restrictions:	None Known
Main Floor	Living Room · 14'11" × 13'1" ·
Main Floor	Kitchen · 19'6" × 11'7" ·
Main Floor	Dining Room · 11'11" × 6' ·
Main Floor	Foyer · 11'7" × 10'10" ·
Main Floor	Mud Room · 14'8" × 6'2" ·
2nd Floor	Flex Space · 11'2" × 8'9" ·
2nd Floor	Bedroom · 10'1" × 9'11" ·
2nd Floor	Bedroom - Primary · 13'10" × 13'3" ·
2nd Floor	Walk-In Closet · 17'9" × 7' ·
Basement	Other · 13'10" × 7'11" ·

Basement	Bedroom · 14'1" × 9'11" ·
Basement	Game Room · 141'1" × 25'5" ·
Basement	Storage · 6'2" × 3'3" ·
Basement	Furnace/Utility Room · 10'4" × 6'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Recessed Lighting, Sauna, Skylight(s), Tankless Hot Water
Exterior Features:	BBQ gas line, Courtyard, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3228-kinsale-road-sw-calgary-a2356781/

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

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