

# \$789,900 - 3213 Kilkenny Road Sw, Calgary

MLS® #A2243603

**\$789,900**

3 Bedroom, 1.00 Bathroom, 1,037 sqft  
Residential on 0.12 Acres

Killarney/Glengarry, Calgary, Alberta

Discover an exceptional opportunity to own this beautifully updated 3-bedroom bungalow located on one of the most sought-after streets in Killarney. Characterized by its treed, curved design that slows traffic, this home is perfect for families and professionals seeking a peaceful yet vibrant community.

As you step inside, you'll be greeted by an open main floor featuring hardwood floors that add warmth and elegance. The contemporary white kitchen boasts caesarstone countertops, an inviting eating bar, and a convenient pantry area, making it a culinary delight. The adjacent dining room is perfect for entertaining family and friends.

The main floor houses three well-appointed bedrooms and a stylish 4-piece bathroom, providing both comfort and functionality.

Venture downstairs to discover a fully renovated basement that is nothing short of spectacular. The expansive family room/recreation room is anchored by a stunning gas fireplace, creating a cozy atmosphere for gatherings. This versatile space could easily be converted into an additional bedroom, complete with full egress windows, and the adjacent storage room is plumbed for a future bathroom.

Energy efficiency is a highlight of this property, with new insulation throughout the



basementâ€™even in the ceilingâ€™ensuring a warm and cozy environment during winter months. A kitchenette off the laundry room, equipped with a second fridge and stove, adds convenience for busy households.

Numerous updates enhance this homeâ€™s appeal, including a new electrical panel, high-efficiency furnace, hot water tank, and shingles, all basement windows replaced and enlarged, kitchen windows and main floor bathroom window replaced.

Step outside to enjoy the reverse pie lot, featuring an inviting brick patio area perfect for relaxation and outdoor entertaining. An oversized single garage and irrigation system for the front and side flower beds complete this remarkable property.

This charming bungalow offers a wonderful blend of modern updates and classic appeal in a highly desirable neighborhood, conveniently close to schools, parks, and amenities. Donâ€™t miss your chance to call this spectacular place home!

Built in 1953

### **Essential Information**

MLS® #	A2243603
Price	\$789,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,037
Acres	0.12
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status Active

### Community Information

Address 3213 Kilkenny Road Sw  
Subdivision Killarney/Glengarry  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3E 4R5

### Amenities

Parking Spaces 1  
Parking Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, Secured, Single Garage Detached  
# of Garages 1

### Interior

Interior Features Breakfast Bar, Open Floorplan, Pantry, See Remarks, Stone Counters, Storage  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Wine Refrigerator  
Heating Fireplace(s), Forced Air, Natural Gas, Floor Furnace  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Basement, Gas, Mantle, Raised Hearth, Tile, Recreation Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Reverse Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 29th, 2025  
Days on Market 4

Zoning DC (pre 1P2007)

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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