

\$769,000 - 3213 Kilkenny Road Sw, Calgary

MLS® #A2243603

\$769,000

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. Roughed in plumbing installed for lower level bathroom, plan in photos.

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	\$769,000
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), Floor Furnace, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Mantle, Raised Hearth, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 29th, 2025
Days on Market	50
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.