

# \$1,099,900 - 3204 Kerrydale Road Sw, Calgary

MLS® #A2225092

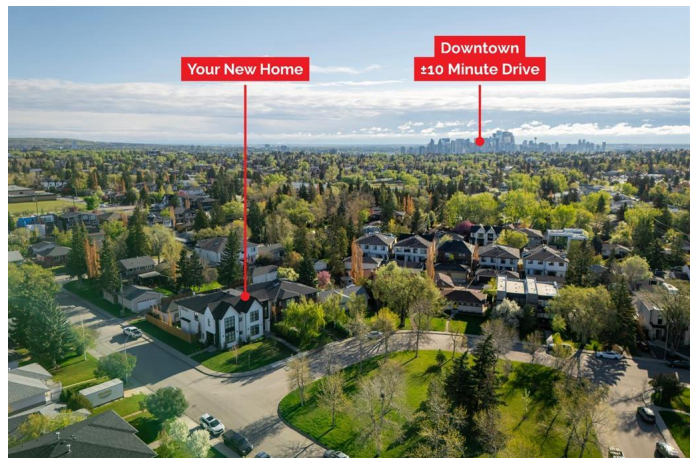
**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 2,097 sqft

Residential on 0.08 Acres

Killarney/Glengarry, Calgary, Alberta

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS\* Nestled on an OVERSIZED lot meaning an EXTRA WIDE HOME in one of the most sought-after pockets of Killarney! This like-new 4-bed, 3.5-bath infill offers refined inner-city living on a quiet street across from green space. The striking Smart Board and stucco exterior are paired with exposed aggregate concrete walkways, leading to a spacious, beautifully finished home. Inside, 10-ft flat-painted ceilings, engineered hardwood, and extensive pot lighting set the tone. The chef's kitchen features high-end stainless steel appliances, a quartz island, a corner pantry, and custom cabinetry with pull-out organizers. An elegant tiled fireplace anchors the rear living room, which opens to a fully fenced backyard with a gas line and aggregate concrete patio. Upstairs, the primary suite impresses with a huge walk-in closet, spa-like 5pc ensuite, and peaceful park views. Two additional bedrooms, a designer 4pc bath, and a well-appointed laundry room complete the upper level. The bright basement offers a spacious rec area with a wet bar, a guest bedroom with a walk-in closet, and a stylish 4pc full bath. With A/C, HRV, high-efficiency furnace, water softener, and an insulated double garage, this home checks every box. Enjoy top-tier schools, tree-lined streets, and a tranquil location just minutes from downtown. Schedule your private showing today!



Built in 2020

## Essential Information

MLS® #	A2225092
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,097
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

## Community Information

Address	3204 Kerrydale Road Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4S6

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Built-In Oven, Gas Cooktop, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 4th, 2025
Zoning	DC

### Listing Details

Listing Office	RE/MAX House of Real Estate
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