

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

MLS® #A2225092

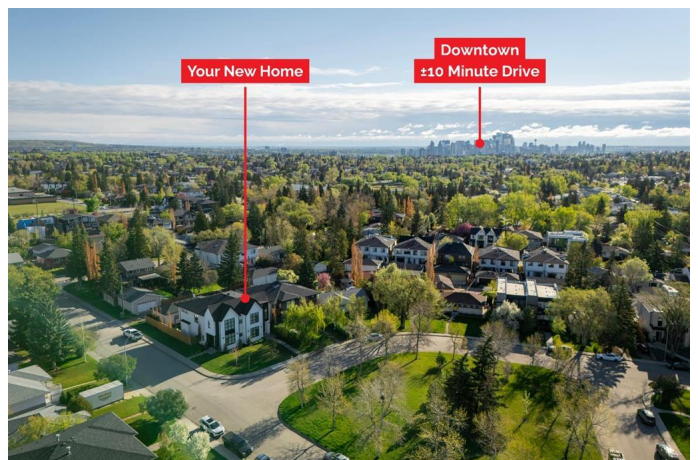
**\$1,099,900**

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 |
| Days on Market | 8                   |
| Zoning         | DC                  |

### Listing Details

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

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