

# \$1,350,000 - 2838 34 Street Sw, Calgary

MLS® #A2193609

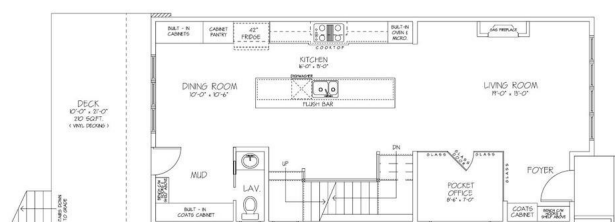
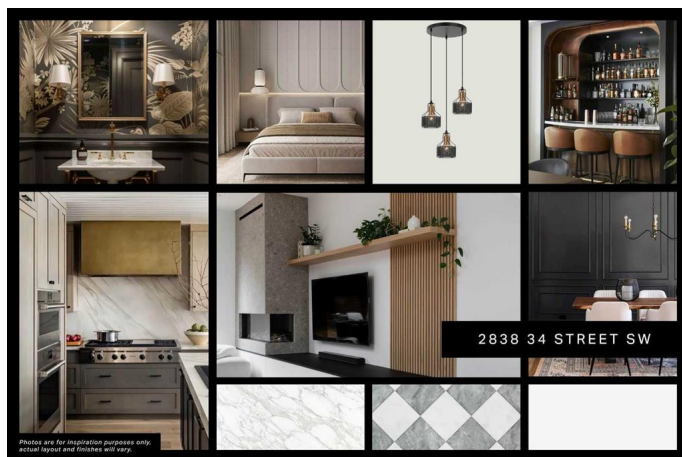
**\$1,350,000**

4 Bedroom, 5.00 Bathroom, 2,676 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Everything youâ€™re looking for in a luxury SEMI-DETACHED INFILL! Coming soon, this designer home is located just off 26th Ave in the heart of KILLARNEY â€“ the ideal location for your new family home! The main floor enters into a welcoming foyer w/ a built-in coat cabinet & bench w/hooks & views into both the spacious living room w/ gas fireplace w/ full-height tile surround & the stunning MAIN FLOOR OFFICE w/ TWO WALLS OF GLASS! 9-ft painted ceilings & beautiful oak hardwood flooring lead you into the open concept kitchen â€“ fully equipped w/ an oversized island w/ quartz countertop w/ under mount sink, timeless shaker-style cabinetry w/ lots of lower drawers, & a contemporary built-in cabinetry pantry. The designer kitchen is nicely finished w/ a full stainless steel appliance package, complete w/ a French door refrigerator, a built-in wall oven & microwave, a gas cooktop, & a built-in dishwasher. Step out onto the back deck through the upgraded GERMAN-MADE KULU TILT & SLIDE 6-FT PATIO DOOR from the dining room, perfect for summer entertaining, or through the rear mudroom, complete w/ a built-in bench, coat cabinet, & tile flooring. Before you head upstairs, the stylish powder room is tucked away w/ designer tile & a full-height mirror. Up the bright stairwell awaits the primary suite â€“ as sleek & modern as the rest of the home, w/ oversized windows, a gas fireplace w/ tile surround, a private balcony w/ KULU door, & an extra-large walk-in closet! The chic ensuite



features a dual vanity w/a quartz countertop & a bank of lower drawers, a freestanding soaker tub, & a standup shower w/ full glass walls, rain shower head, & bench. Two secondary bedrooms share the main 4-pc bath & the laundry room features a sink, upper cabinetry, hanging rod, tile backsplash, & a folding counter. A luxury home isn't complete without a THIRD FLOOR LOFT, & this space has not been overlooked. More oversized windows bring in lots of natural light, shining across a spacious rec area, full wet bar w/ extended quartz countertop, bar sink, lower cabinetry, & space for a bar fridge. A lovely sitting area overlooks the COVERED BALCONY, w/ another 6-ft KULU Tilt & Slide patio door, & of course, there's a 4-pc bath, too. The living space continues into the fully developed basement, giving your family even more options for entertaining & everyday needs. This space includes 10-FT CEILINGS, a full wet bar w/ quartz island, dual basin sink, & a full-size fridge, w/ a large family room, a 4th bedroom, a full 4 pc bath, & a laundry room w/ space for a stackable washer/dryer. Killarney is the ideal inner-city community for any active family! Trendy shops & restaurants along 37th & 26th are easy to get to, including Luke's Drug Mart, Inglewood Pizza, & Glamorgan Bakery. It's also a leisurely bike ride to the Bow River & downtown, & you're close to many schools, the Shaganappi Golf Course, Edworthy Park, & so much more!

Built in 2025

## Essential Information

MLS® #	A2193609
Price	\$1,350,000
Bedrooms	4
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	2,676
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	2838 34 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2W9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Double Oven, Gas Cooktop, Microwave, Range Hood
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
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Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	85
Zoning	Direct Control (DC (pre 1

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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