

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

MLS® #A2193609

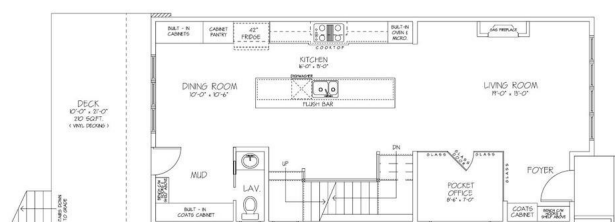
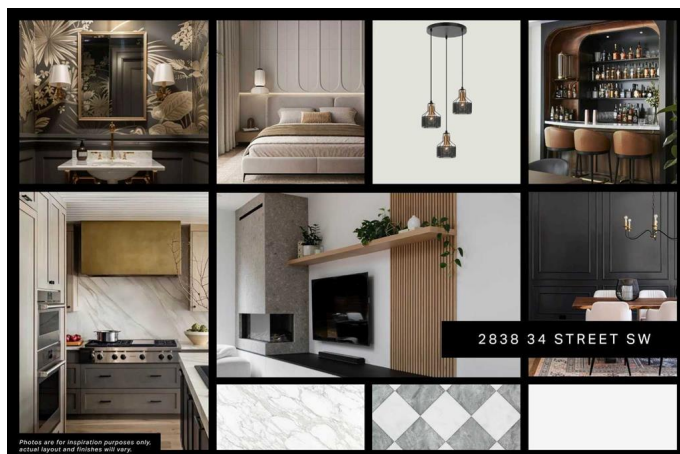
\$1,350,000

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 |
|-------------------|----------------------------|

| | |
|-----------------|--|
| Lot Description | Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Metal Siding, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------------------|
| Date Listed | February 19th, 2025 |
| Days on Market | 79 |
| Zoning | Direct Control (DC (pre 1 |

Listing Details

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

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