

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

MLS® #A2193609

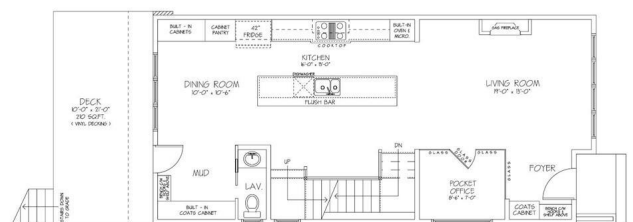
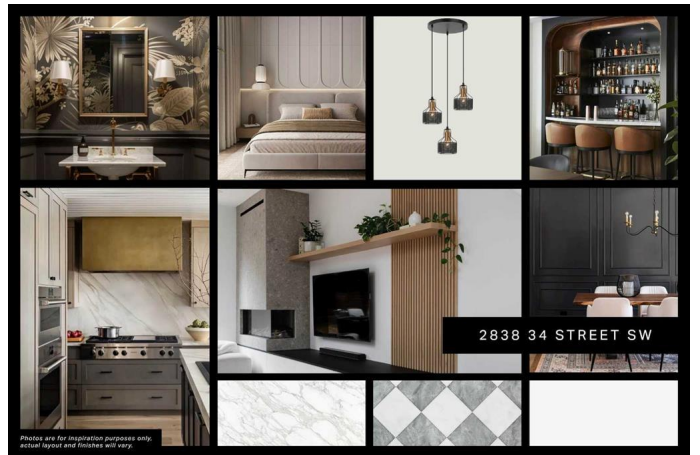
**\$1,350,000**

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**

|                |                           |
|----------------|---------------------------|
| Date Listed    | February 19th, 2025       |
| Days on Market | 164                       |
| Zoning         | Direct Control (DC (pre 1 |

### **Listing Details**

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

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