

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

MLS® #A2193609

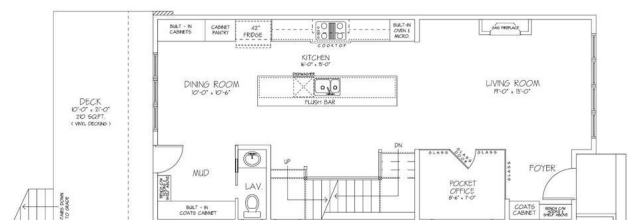
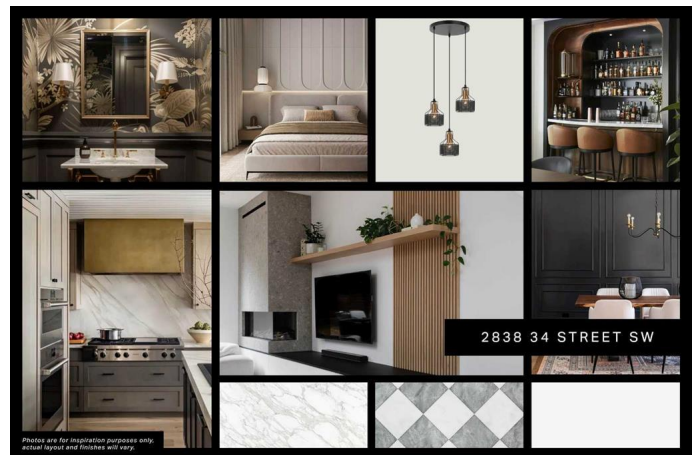
**\$1,350,000**

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 | 107                       |
| Zoning         | Direct Control (DC (pre 1 |

### **Listing Details**

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

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