

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

MLS® #A2251614

**\$1,350,000**

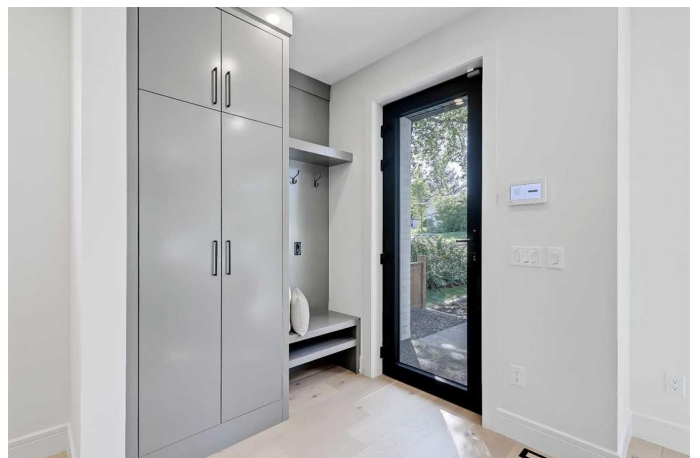
4 Bedroom, 5.00 Bathroom, 2,660 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Tile detailing, modern finishes, designer lighting package, upgraded German-made KULU windows & doors™s everything you™re looking for in a luxury 3-STOREY SEMI-DETACHED INFILL! Now MOVE-IN READY, this designer home is located just off 26th Ave in the heart of Killarney – the ideal location for your new family home!

The main floor opens into a welcoming foyer w/ built-in closet & bench, offering views into the spacious living room w/ a gas fireplace w/ full-height tile, as well as a stunning wood-panelled feature wall. Beautiful oak hardwood flooring leads you into the open-concept kitchen – fully equipped w/ an oversized island w/ quartz countertop, timeless shaker-style cabinetry w/ numerous lower drawers, & a contemporary flat-panel built-in cabinetry pantry. The designer kitchen is nicely finished w/ a full stainless steel appliance package, complete w/ a panelled French door refrigerator, a built-in wall oven & microwave, a gas cooktop w/ pot filler, & a built-in dishwasher. The custom built-ins continue into the dedicated dining room, w/ open shelving & lower cabinets w/ quartz counter for everyday convenience. Step out onto the back deck 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/ a beautiful skirted vanity & vessel sink.



Up the bright stairwell w/ glass wall awaits the primary suite – as sleek & modern as the rest of the home, w/ oversized windows, 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 stand-up shower w/ full glass walls, rain showerhead, & 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 w/ gas fireplace, full wet bar w/ extended quartz countertop, bar sink, & statement open shelving. A lovely sitting area w/ built-in desk overlooks the COVERED BALCONY & of course, there's a full bath w/ fully tiled shower, too.

The living space continues into the basement, w/ a full wet bar w/ quartz island, dual basin sink, & a designer tile floor, w/ a large family room, built-in media centre, a glass walled home gym w/ sports flooring, a 4th bedroom, & a full 4-pc bath.

Killarney offers the perfect balance of community & convenience. From here, you're within walking distance to Glendale School, Killarney School, & Bishop Carroll High. Westbrook Mall & the CTrain are only 5 minutes away, making downtown access effortless. The Killarney Aquatic & Recreation Centre, Optimist Athletic Park, & Shaganappi Golf Course are all nearby. Call to view today!

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251614               |
| Price          | \$1,350,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,660                  |
| 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, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                      |

## Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas, Living Room |
| Has Basement | Yes              |
| Basement     | Full             |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                            |
| Lot Description   | Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Brick, Composite Siding, Concrete, Stucco, Wood Frame |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 64                |
| Zoning         | R-CG              |

## 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.