

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

MLS® #A2251614

**\$1,350,000**

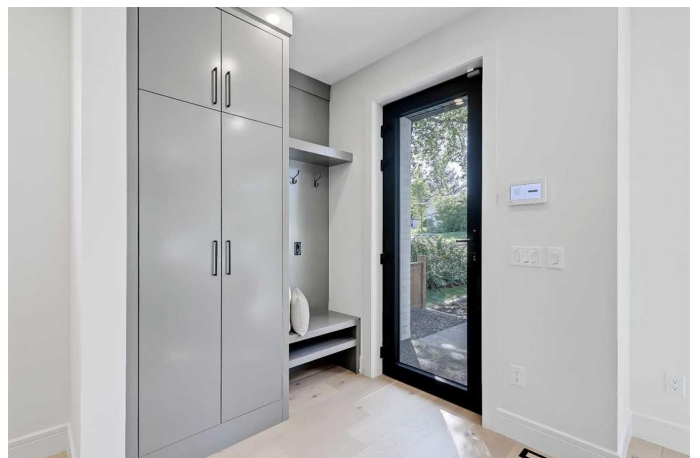
4 Bedroom, 5.00 Bathroom, 2,660 sqft

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 | 72                |
| Zoning         | R-CG              |

## Listing Details

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

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