

\$1,074,900 - 3023 34 Street Sw, Calgary

MLS® #A2096638

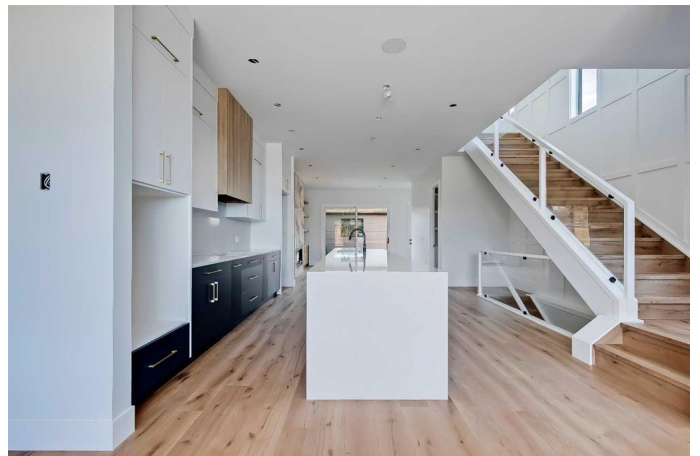
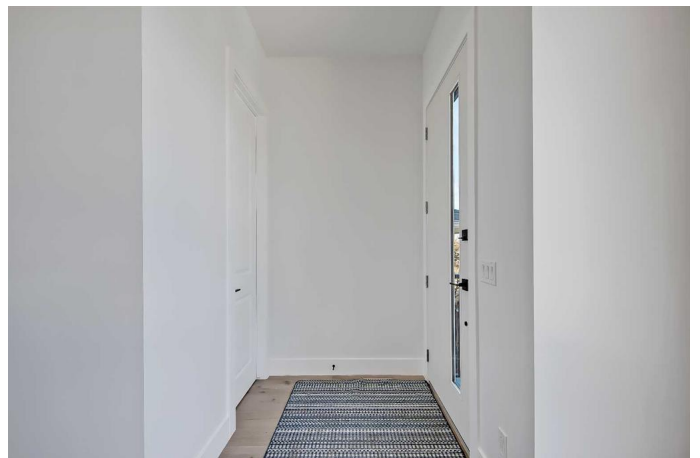
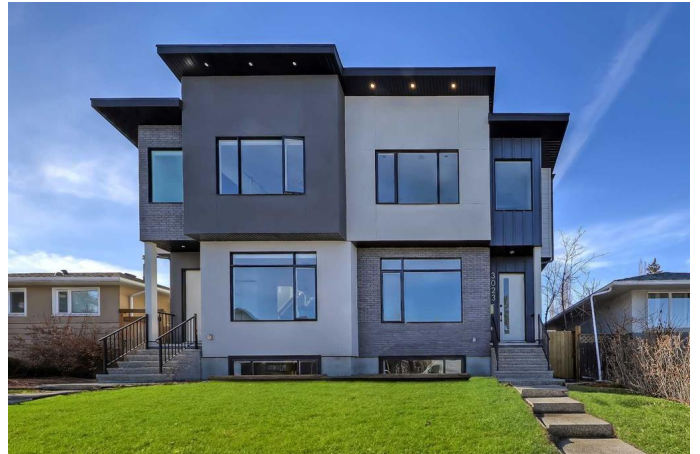
\$1,074,900

4 Bedroom, 4.00 Bathroom, 1,984 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

MOVE IN IN MARCH! Built on a quiet street only steps to 26th Ave, Killarney School, multiple playgrounds, and more—this BRAND-NEW semi-detached infill in KILLARNEY offers a superb floorplan with over 2,635 sq ft of developed living space, with a fantastic location to match. Killarney is the ideal location for young families who want to be close to parks, schools, & local amenities, including Inglewood Pizza, Luke's™ Drug Mart, & Franco's™ Café, plus within walking or biking distance to trendy Marda Loop. This high-end home is a short drive to the Westhill Shopping Centre, where you'll find everything you need—from a Cineplex to Winners, a Superstore and Eddie Bauer, and more! Reach the downtown core, easily accessible along Bow Trail or 17 Ave, in only 11-min & did we mention you're a quick walk to the Killarney Aquatic Centre & community garden? Inside this modern home, you'll find an open-concept main floor with sprawling engineered hardwood floors under 10-ft painted ceilings. The front foyer offers a convenient coat closet overlooking the open dining area/flex space w/ views of the East-facing front yard. The central, upgraded kitchen features quartz countertops set against a modern tile backsplash with custom cabinetry with soft-close hardware. Lots of pull-out drawers and an extensive built-in, walk-in pantry gives your family tons of storage options. The oversized 14-ft island offers more space for food prep and is great for



entertaining with bar seating! The kitchen is complete w/ a premium S/S appliance package, including a French door refrigerator, gas cooktop, custom hood fan, built-in wall oven/microwave, and dishwasher. The bright living room enjoys lots of light from sliding glass patio doors, centred on an inset gas fireplace w/ full-height tile surround and extensive built-in millwork. Off this space, you can easily access the rear deck and backyard through the tiled mudroom with a custom built-in bench. Upstairs, the fabulous primary suite features an oversized window, a spacious walk-in closet, and a luxurious private 5-pc ensuite featuring a barn door entrance, heated tile floors, an oversized modern vanity with dual sinks, a freestanding soaker tub, and a walk-in glass shower w/ bench and full-height tile surround. The secondary bedrooms each have built-in closets (one being a walk-in closet) and share use of the stunning main 5-pc bath w/ 2-ft x 4-ft skylight, dual sinks, large modern vanity, and tub/show combo w/ full-height tile surround. Downstairs, a fully finished basement gives your family lots of room to spread out! A large rec area is perfect for a media centre, right next to the fully equipped wet bar with a bar fridge, prep sink, & quartz counter. There's also a spacious home gym space w/ dual barn doors, a fourth/guest bedroom, and main 4-pc bath for convenience. Outside, a large wood deck w/ a glass railing is great for summer entertaining, and a double detached garage is perfect for Calgary winters.

Built in 2023

Essential Information

MLS® #	A2096638
Price	\$1,074,900
Sold Price	\$1,063,750

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,984
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3023 34 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2X1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator
Heating	High Efficiency, In Floor Roughed-In, Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 5th, 2024
Date Sold	April 23rd, 2024
Days on Market	78
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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