

\$1,024,900 - 2422 34 Street Sw, Calgary

MLS® #A2101038

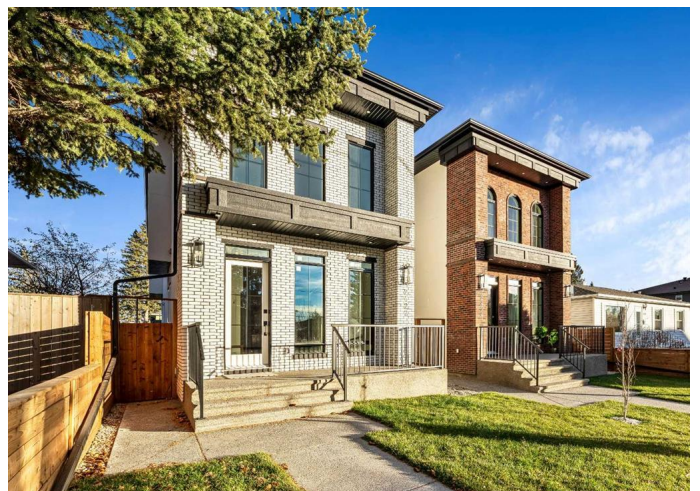
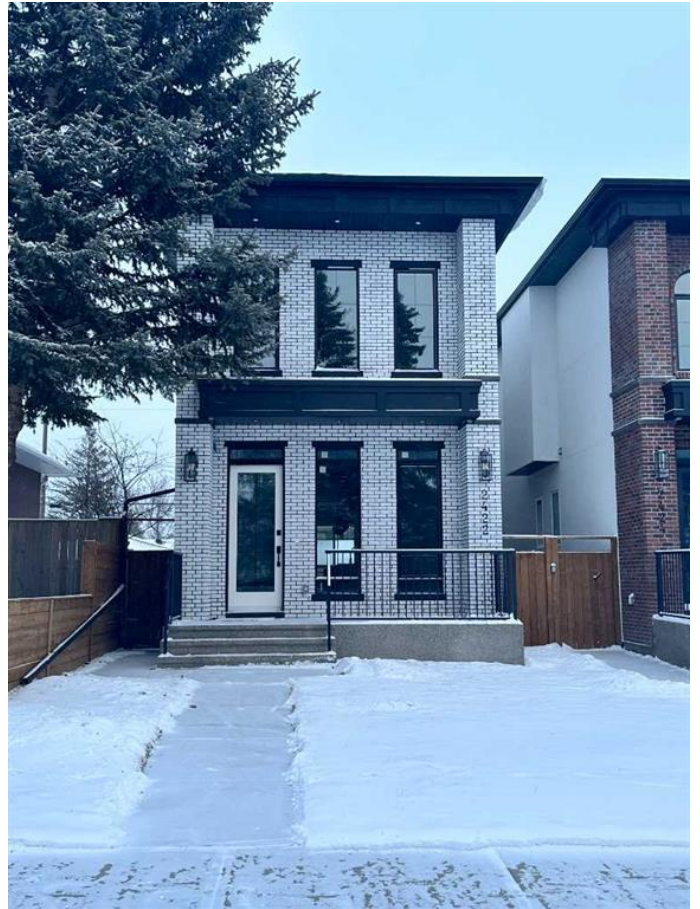
\$1,024,900

4 Bedroom, 4.00 Bathroom, 1,958 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Anyone for a little NYC in YYC?? This BEAUTIFUL BROWNSTONE build is located in the trendy and eternally LOVED INNER CITY community of KILLARNEY! Just waiting for your PERSONAL DECOR, the main floor presents with 10' ceilings, a sprawling kitchen island, ample cabinetry + SIDE ENTRY for easy movement around the property. The FRONT FORMAL DINING AREA is ready for the liveliest of DINNER PARTIES and the rear gathering space has ample room to kick back and relax or ENTERTAIN late into the evening. The large patio doors are also a lovely extension to the main floor. The upper level is extremely spacious with a primary bedroom featuring CLASSIC WINDOWS and TRAY CEILING DETAIL that will absolutely delight you. The SPA-like ensuite area rivals the most STYLISH of magazine layouts and the deep soaker tub you will never want to leave. The large secondary bedrooms, contemporary laundry + full additional bathroom also complete above. The basement showcases an additional entertainment area with a wet bar, fourth bedroom, large media room + yet another full four-piece bathroom. This home features a roughed in hydronic heated flooring system in the basement, roughed in A/C, and is also prepped for speakers and a vacuum system. Located on a quiet street, close to shops, transit, parks, schools + a quick trek down to the restaurants + nightlife on 17th AVE SW. This one is a SHOW STOPPER!!!!



Built in 2023

Essential Information

MLS® #	A2101038
Price	\$1,024,900
Sold Price	\$1,014,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,958
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2422 34 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2W5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes

of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Other
Lot Description Back Lane, Back Yard, Lands
Roof Asphalt Shingle
Construction See Remarks
Foundation Poured Concrete



Additional Information

Date Listed January 11th, 2024
Date Sold February 27th, 2024
Days on Market 47
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office The Real Estate District

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