

\$1,149,000 - 2435 34 Street Sw, Calgary

MLS® #A2121195

\$1,149,000

5 Bedroom, 4.00 Bathroom, 2,004 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to Killarney, one of Calgary's iconic hot spots!! ~ This GORGEOUS inner-city INFILL with fully completed LEGAL TWO BEDROOM BASEMENT SUITE (subject to final approval by the city) will absolutely STEAL YOUR HEART!!! This home also features a unique EXTENDED BASEMENT area providing a MASSIVE below grade living space. The main floor under 10' ceilings invites you into a gorgeous front FORMAL DINING AREA which flows into a sprawling kitchen, showcasing incredible attention to DETAIL + BEAUTIFUL CABINETRY throughout. The rear of the main floor will quickly become a favorite place to gather with a classic floor-to-ceiling BRICK WRAPPED FIREPLACE, which gives an ULTRA COZY VIBE. LARGE PATIO DOORS provide a beautiful extension to the property where you can enjoy summer nights on your large patio in your WEST FACING backyard. The main area completes with a functional mudroom + adorable half bath, decorated to delight all of your guests. The side entrance provides easy access in, out, and around the property. The upper floor is extremely spacious with a STUNNING MASTER BEDROOM, additional flex space + SPA-like ensuite that you will never want to leave; featuring chic contemporary decor, a STAND ALONE TUB + HEATED ensuite floors. Large secondary bedrooms, a STYLISH laundry room + full additional bathroom are also present on the upper floor. The LEGAL BASEMENT SUITE



(subject to final approval by the city)
showcases an OVERSIZED additional
entertainment area with a FULL KITCHEN,
FOURTH + FIFTH BEDROOMS + yet another
full bathroom. This home also features
roughed in speakers, a roughed in hydronic
heated flooring system in the basement,
roughed in A/C + a roughed in vacuum
system. This one is an absolute beauty + a
great POTENTIAL REVENUE opportunity!!

Built in 2023

Essential Information

MLS® #	A2121195
Price	\$1,149,000
Sold Price	\$1,149,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,004
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2435 34 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2W4

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	June 19th, 2024
Days on Market	69
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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