\$950,000 - 3013 34 Street Sw, Calgary

MLS® #A2133869

\$950,000

4 Bedroom, 4.00 Bathroom, 1,956 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Discover the epitome of urban elegance in this impeccable two-storey, semi-detached residence, Nestled on a quiet sought-after Killarney inner city street, steps from Holy Name School and Killarney School. This home is a true gem, boasting a sophisticated open-concept main floor adorned with engineered hardwood floors, soaring 10-foot ceilings, expansive energy-efficient windows that bathe the space in natural light, custom-built living room cabinetry, and a cozy gas fireplace.

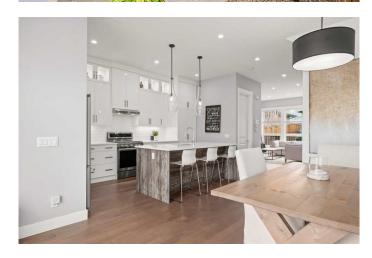
The culinary enthusiast will delight in the kitchen's sleek design, featuring towering cabinets, lustrous quartz countertops, a suite of stainless steel appliances including a gas range, and an inviting center island perfect for gathering.

Ascend the stunning glass railing staircase to the tranquil upper level, where you'II discover three generously proportioned bedrooms, two well-appointed bathrooms, a versatile bonus area, and a convenient laundry space. The master suite is a sanctuary of luxury, offering a spacious walk-in closet and a spa-inspired ensuite bathroom complete with dual vanities, heated flooring, quartz surfaces, and a chic glass-enclosed shower.

The fully finished basement extends the living space with a recreational room, a fourth bedroom, an expansive wet bar, a full







bathroom, and provisions for radiant in-floor heating. Step outside to the sun-drenched west-facing backyard, complete with an aggregate patioâ€"ideal for enjoying those balmy summer evenings. The property also includes a double detached garage that is both insulated and drywalled, enhancing comfort and convenience.

This residence is not just a house, but a lifestyle waiting to be embraced. A viewing is essential to fully appreciate its splendor and the refined lifestyle it offers.

Built in 2015

Essential Information

MLS® # A2133869
Price \$950,000
Sold Price \$935,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,956 Acres 0.07 Year Built 2015

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Sold

Community Information

Address 3013 34 Street Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 2X1

Amenities

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range

Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Lawn, Landscaped, Level, Rectangular Lot

Roof Asphalt

Construction Composite Siding, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 21st, 2024
Date Sold June 6th, 2024

Days on Market 16
Zoning DC
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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.