

\$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'll 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 patio—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)
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