

\$999,000 - 3035 34 Street Sw, Calgary

MLS® #A2148063

\$999,000

4 Bedroom, 4.00 Bathroom, 1,849 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Discover contemporary comfort in this immaculate 2021-built infill in Killarney. With almost 2600sqft of functional living space, this home offers total of 4 bedrooms, 3.5 bathrooms, a home gym, and a west-facing backyard. Thoughtful finishes adorn every corner of this home. While it is not brand new, it is "like new". As you step through the front door, you are welcomed by soaring 10ft ceilings throughout the entire main floor. The open layout flows seamlessly from the spacious dining room, through the galley-style kitchen, and into the nestled living room at the rear of the property. Cook up a storm for family gatherings in your fully equipped gourmet kitchen. The sleek quartz countertops and top-of-the-line built-in appliances are sure to impress. Wind down after a long day of work in your bright & airy living room. Host the sunniest barbeques in your west-facing backyard. When it's time to turn in for the night, head upstairs to your own primary retreat. The expansive primary bedroom is the perfect space to kick your feet up and jump into bed. The ensuite offers heated floors to keep your toesies warm while you wash up. The two other bedrooms are next to the other full bathroom. The upstairs level is completed with a loft area that is perfect for a home office. Moving down to the basement, you will find another well-sized living room. If this was my house, this would be the perfect space to have cozy movie night with friends & family because...it is conveniently situated beside the



wet bar. Across from the bar, is the home gym with shock-absorbent flooring and glass window. Down the hall, is the fourth bedroom and full bathroom for overnight guests. Killarney is a highly sought-after community and after seeing this home, you will know why. 3035 34 Street SW is just a hop & a skip away from the city's main access roads such as Richmond Road, 37 Street, Sarcee Trail, and Crowchild Trail. This is your opportunity to see an innercity infill listed for less than a million bucks. This home combines modern amenities with thoughtful design touches, creating an unparalleled living experience. Don't believe me? Take a look for yourself. Call your favourite real estate agent to book a viewing, or check out the 3D tour!

Built in 2020

Essential Information

MLS® #	A2148063
Price	\$999,000
Sold Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,849
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3035 34 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3E 2X1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Smart Home, Storage, Vinyl Windows, Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Gentle Sloping, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	July 21st, 2024
Days on Market	11
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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