

\$674,900 - 2, 2818 34 Street Sw, Calgary

MLS® #A2153075

\$674,900

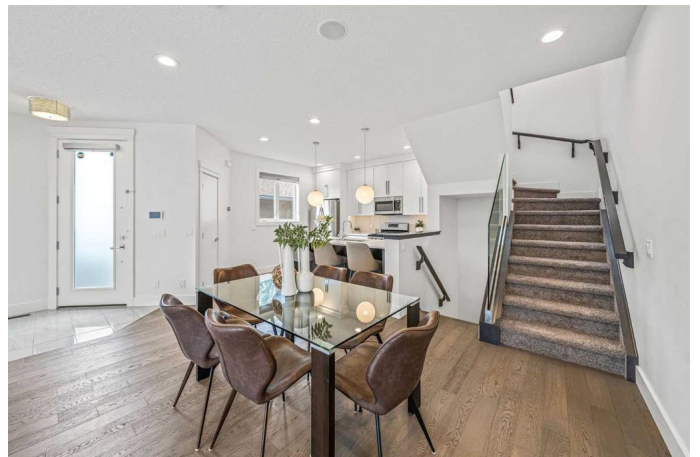
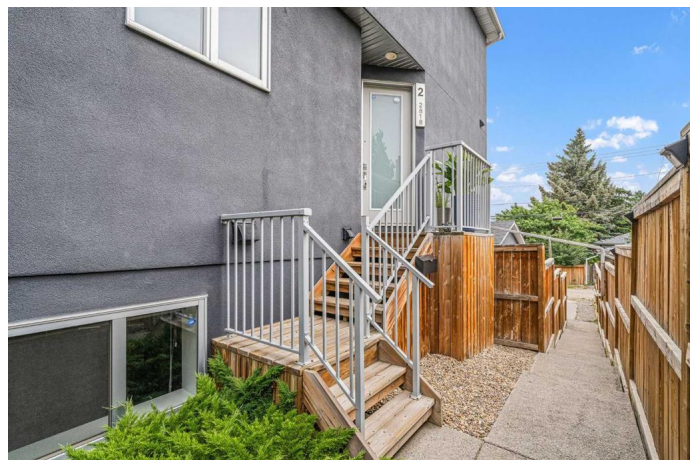
3 Bedroom, 4.00 Bathroom, 1,324 sqft
Residential on 0.17 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this exquisite, contemporary townhouse where style seamlessly meets functionality. Arriving you will notice the beautiful tree lined street tucked into a quiet area of Killarney/Glengarry. Upon entering, you are greeted by an open-concept main floor adorned with hardwood floors and an inviting kitchen with an elegant combination of white and a darker shade of sleek cabinets and an open breakfast bar for easy entertaining. Granite countertops throughout, stainless steel appliances - fridge, gas stove, microwave hood fan, dishwasher, and a garburator all illuminated by pendant lighting complete this dream kitchen. The convenient Vacuflo toe kick, located in the kitchen area and a two piece bathroom complete this modern main floor design.

The living area, perfect for both comfort and entertainment with wired in speakers (throughout the entire home) and an inviting fireplace set against a beautiful stone feature wall. Large windows and a deck provide abundant natural light and is ideal for al fresco dining.

Upstairs, the primary bedroom offers a serene retreat with a spacious layout that easily accommodates a king size bed with the advantage of two large closets. Step into the primary ensuite bathroom with a dual sink vanity, heated floors and a spa-like shower. The skylight bathes the upper floor in natural light and leads passed the large laundry room equipped with a washer and dryer. The



second bedroom includes a fan/light for added comfort all year round, a full ensuite bathroom and a large closet.

Head downstairs to the fully finished walk-out basement that expands your living space.

Enjoy movie night with a full sitting area, flex space, a large bedroom and a full bathroom.

Take a walk outside to the low-maintenance fully fenced patio stoned backyard with the convenience of a gas BBQ outlet - perfect for your summer gatherings. Access to your private garage is complete with a built in work table and upper storage space.

Additional features include air conditioning, a water softener, alarm system, and a Nest system for modern living. The property also includes one visitor parking stall on the parking pad beside the garage together with ample street parking in front.

With condo fees of just \$269.00, its proximity to schools, transit, shopping and restaurants this home combines luxury, comfort, and practicality. Don't miss your chance to experience this exceptional property. Schedule your viewing today to discover all it has to offer.

Built in 2014

Essential Information

MLS® #	A2153075
Price	\$674,900
Sold Price	\$730,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,324
Acres	0.17
Year Built	2014
Type	Residential

Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2, 2818 34 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2W9

Amenities

Amenities	Laundry, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Rear, On Street, Parking Pad, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Family Room, Gas Log, Stone
# of Stories	2
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	August 7th, 2024
Days on Market	8
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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