



2, 2816 34 Street SW
Calgary, Alberta

MLS # A2289682



\$650,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,331 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: White Shelving Unit in Basement

Welcome to this beautifully appointed 3-bedroom, 3.5-bathroom townhome in the heart of Killarney. This rare walkout design offers exceptional functionality, featuring a private yard and a single detached garage. The main floor showcases quartz countertops, stainless steel appliances, air conditioning, and a bright, open concept layout perfect for everyday living and entertaining. Upstairs, both bedrooms feature their own private ensuites, including a spacious primary retreat complete with a large walk-in closet. The fully developed walkout basement adds incredible versatility with a third bedroom, full bathroom, and generous living space ideal for guests, a home office, or additional family room. A rare opportunity to own a walkout townhome in one of Calgary's most sought after inner-city communities.