



GRASSROOTS
REALTY GROUP

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2838 34 Street SW
Calgary, Alberta

MLS # A2193609



\$1,350,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,676 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Stucco	Zoning:	Direct Control (DC (pre 1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Everything you're looking for in a luxury SEMI-DETACHED INFILL! Coming soon, this designer home is located just off 26th Ave in the heart of KILLARNEY – the ideal location for your new family home! The main floor enters into a welcoming foyer w/ a built-in coat cabinet & bench w/hooks & views into both the spacious living room w/ gas fireplace w/ full-height tile surround & the stunning MAIN FLOOR OFFICE w/ TWO WALLS OF GLASS! 9-ft painted ceilings & beautiful oak hardwood flooring lead you into the open concept kitchen – fully equipped w/ an oversized island w/ quartz countertop w/ under mount sink, timeless shaker-style cabinetry w/ lots of lower drawers, & a contemporary built-in cabinetry pantry. The designer kitchen is nicely finished w/ a full stainless steel appliance package, complete w/ a French door refrigerator, a built-in wall oven & microwave, a gas cooktop, & a built-in dishwasher. Step out onto the back deck through the upgraded GERMAN-MADE KULU TILT & SLIDE 6-FT PATIO DOOR from the dining room, perfect for summer entertaining, or through the rear mudroom, complete w/ a built-in bench, coat cabinet, & tile flooring. Before you head upstairs, the stylish powder room is tucked away w/ designer tile & a full-height mirror. Up the bright stairwell awaits the primary suite – as sleek & modern as the rest of the home, w/ oversized windows, a gas fireplace w/ tile surround, a private balcony w/ KULU door, & an extra-large walk-in closet! The chic ensuite features a dual vanity w/a quartz countertop & a bank of lower drawers, a freestanding soaker tub, & a standup shower w/ full glass walls, rain shower head, & bench. Two secondary bedrooms share the main 4-pc bath & the laundry room features a sink, upper cabinetry, hanging rod, tile backsplash, & a folding counter. A luxury home isn't complete without a THIRD

FLOOR LOFT, & this space has not been overlooked. More oversized windows bring in lots of natural light, shining across a spacious rec area, full wet bar w/ extended quartz countertop, bar sink, lower cabinetry, & space for a bar fridge. A lovely sitting area overlooks the COVERED BALCONY, w/ another 6-ft KULU Tilt & Slide patio door, & of course, there's a 4-pc bath, too. The living space continues into the fully developed basement, giving your family even more options for entertaining & everyday needs. This space includes 10-FT CEILINGS, a full wet bar w/ quartz island, dual basin sink, & a full-size fridge, w/ a large family room, a 4th bedroom, a full 4 pc bath, & a laundry room w/ space for a stackable washer/dryer. Killarney is the ideal inner-city community for any active family! Trendy shops & restaurants along 37th & 26th are easy to get to, including Luke's Drug Mart, Inglewood Pizza, & Glamorgan Bakery. It's also a leisurely bike ride to the Bow River & downtown, & you're close to many schools, the Shaganappi Golf Course, Edworthy Park, & so much more!