$974,900 - 2214 34 Street Sw, Calgary

MLS® #A2212562

$974,900
4 Bedroom, 4.00 Bathroom, 1,959 sqft
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Experience inner-city luxury at its finest with this bright, beautiful inner-city home. Nestled on a quiet street in Killarney, this elegant home features a sun-filled BACKYARD, HIGH-END UPGRADES including CENTRAL AIR CONDITIONING, IN-CEILING SPEAKERS, SOLID OAK HARDWOOD, LARGE SKYLIGHT WINDOWS, and much more! The sun-soaked main floor offers BOTH EAST AND WEST EXPOSURE, optimizing NATURAL LIGHT throughout the day. Tranquil mature tree views are framed through OVERSIZED WINDOWS in the front flex room, ideal as a sitting or dining room. The upscale GOURMET KITCHEN inspires culinary adventures with GRANITE COUNTERTOPS, FULL-HEIGHT CABINETS and CUSTOM CABINETRY offering pullout pantry drawers and additional main-level storage. The Kitchen also comes with high-end STAINLESS-STEEL APPLIANCES, including a 5 BURNER GAS COOKTOP, a separate BEVERAGE FRIDGE and a HUGE CENTRE ISLAND. The adjacent living room invites you relax next to the built-in FIREPLACE or take in the view through oversized French double sliding doors â€“ a unique luxury for this style of home. A rear mudroom off the rear exit provides a hideaway for jackets, shoes and bags while a powder room allows for quick cleanups upon entry. Upstairs, enjoy the light-filled ambiance created by four in-ceiling SKYLIGHTS that bathe the home in natural light. The primary bedroom is a TRUE OWNERâ€™S RETREAT

featuring a MASSIVE WALK IN SHOWER, DOUBLE SINK VANITY AND A STANDALONE SOAKER TUB. This features a spacious CUSTOM WALK-IN CLOSET and east-facing windows that wash the bedroom with morning sunlight. Two additional bedrooms, one featuring a vaulted ceiling that creates a distinctive architectural focal point, offering beautiful treed sunset views. The full bath on this level features a VAULTED CEILING AND another SKYLIGHT. A LAUNDRY ROOM WITH a SINK, STORAGE and CUSTOM WASHER/DRYER PEDESTAL is also located on this level. Gather in the FULLY FINISHED lower-level rec room where heated floors span the space! Reconnect over movie nights, refilling snacks from the WET BAR and BAR FRIDGE. A 4TH BEDROOM with a WALK-IN CLOSET and another 4-piece bathroom, ideal for guests. Enjoy Calgaryâ€™s sunny days in your PRIVATE BACKYARD, enhanced with raised garden beds, a built-in irrigation system, a newly built concrete patio and multiple natural gas hook ups for BBQs and fire tables. The FULLY INSULATED DOUBLE DETACHED GARAGE keeps vehicles safely out of the elements and is equipped with an ELECTRIC HEATER attached to a dedicated electrical subpanel. The front yard includes masterfully designed perennial gardens featuring built-in irrigation and a garden lighting system set against a mature elm tree that provides the yard with a beautiful, shaded canopy in the summer months. Located in Killarney across from Holy Name Catholic Church, the home is blessed with unobstructed views and an abundance of direct privacy versus other homes in the neighborhood, allowing you to pull up a chair and enjoy the sunset at its fullest.

Built in 2016

Essential Information

MLS® #	A2212562
Price	$974,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,959
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2214 34 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2W3

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Skylight(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Other, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations

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