

\$885,000 - 3008 34 Street Sw, Calgary

MLS® #A2220203

\$885,000

4 Bedroom, 4.00 Bathroom, 1,810 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This beautifully crafted custom home blends timeless design with thoughtful details and a highly functional layout—all nestled on a quiet street just steps from schools, parks, and convenient transit.

Step inside to a welcoming foyer that opens to a den/office featuring custom built-in cabinetry and a charming window seat—ideal for working from home or relaxing with a book.

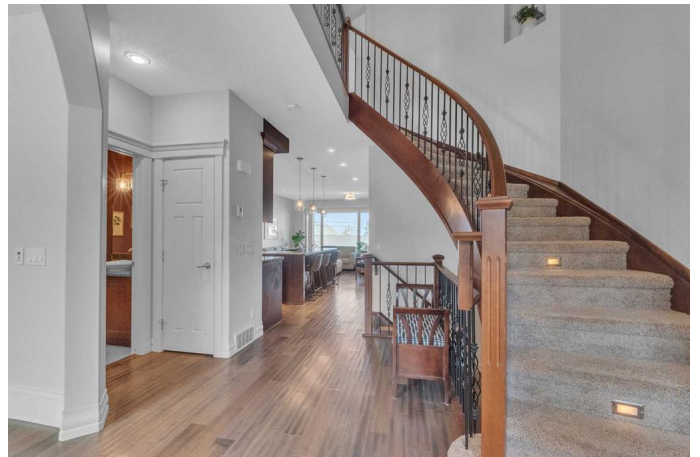
Gleaming hardwood floors and soaring 9-foot ceilings enhance the open-concept main level, creating an airy, elegant atmosphere.

The chef-inspired kitchen is a standout, boasting granite countertops, a massive central island, stainless steel appliances, a travertine backsplash, and a walk-in pantry. It flows seamlessly into the dining and living areas, perfect for entertaining or family gatherings.

A striking curved staircase leads to the vaulted upper level, where you'll find a spacious king-sized primary retreat. Enjoy your morning coffee or evening unwinding on your private balcony with city views. The luxurious ensuite features a jetted tub, double sinks with granite counters, a separate tiled shower, and a double-sided fireplace shared with the bedroom. A generous walk-in closet completes this perfect sanctuary.

Two additional well-sized bedrooms, a full main bath, and convenient upstairs laundry round out the upper floor.

The fully developed basement offers even more living space, including a bright family and



rec room, an additional spacious bedroom, and a full bathroom.

Outside, enjoy a landscaped yard, large back deck for summer entertaining, and a double detached garage. Over 2400 square feet of developed living space! Book your showing today.

Built in 2007

Essential Information

MLS® #	A2220203
Price	\$885,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,810
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3008 34 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2X2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Log
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 13th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	CIR Realty
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