

2435 34 Street, Calgary T3E2W4

MLS® #: **A2121195** Area: **Killarney/Glengarry** Listing Date: **04/11/24** List Price: **\$1,149,900**
 Status: **Active** County: **Calgary** Change: **-\$39k, 02-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
 Lot Information
 Lot Sz Ar: **2,997 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped, Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,003**
 Low Sqft:
 Ttl Sqft: **2,003**

DOM

38
 Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Side by Side**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **See Remarks**
 Flooring: **Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer**
 Int Feat: **Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s), Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6' 7" x 8' 3"	Kitchen	Main	10' 0" x 19' 0"
Dining Room	Main	11' 9" x 13' 0"	Living Room	Main	12' 6" x 12' 10"
Mud Room	Main	5' 8" x 9' 4"	Bedroom - Primary	Upper	12' 6" x 13' 0"
Bedroom	Upper	9' 10" x 11' 1"	Bedroom	Upper	9' 10" x 11' 1"
Laundry	Upper	6' 0" x 8' 7"	Bedroom	Basement	9' 4" x 14' 3"
Bedroom	Basement	9' 3" x 13' 1"	Family Room	Basement	19' 0" x 22' 0"
Storage	Basement	4' 8" x 5' 8"	Furnace/Utility Room	Basement	8' 0" x 8' 3"

2pc Bathroom 5pc Ensuite bath	Main Upper	5`4" x 6`1" 6`8" x 17`1"	4pc Bathroom 4pc Bathroom Legal/Tax/Financial	Upper Basement	6`4" x 8`9" 4`11" x 7`11"
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Title: Fee Simple Legal Desc:		Zoning: R-C2	
	4367X		Remarks

Pub Rmks:	<p>Welcome to Killarney, one of Calgary's iconic hot spots!! ~ This GORGEOUS inner-city INFILL with fully completed LEGAL TWO BEDROOM BASEMENT SUITE (subject to final approval by the city) will absolutely STEAL YOUR HEART!!! This home also features a unique EXTENDED BASEMENT area providing a MASSIVE below grade living space. The main floor under 10' ceilings invites you into a gorgeous front FORMAL DINING AREA which flows into a sprawling kitchen, showcasing incredible attention to DETAIL + BEAUTIFUL CABINETRY throughout. The rear of the main floor will quickly become a favorite place to gather with a classic floor-to-ceiling BRICK WRAPPED FIREPLACE, which gives an ULTRA COZY VIBE. LARGE PATIO DOORS provide a beautiful extension to the property where you can enjoy summer nights on your large patio in your WEST FACING backyard. The main area completes with a functional mudroom + adorable half bath, decorated to delight all of your guests. The side entrance provides easy access in, out, and around the property. The upper floor is extremely spacious with a STUNNING MASTER BEDROOM, additional flex space + SPA-like ensuite that you will never want to leave; featuring chic contemporary decor, a STAND ALONE TUB + HEATED ensuite floors. Large secondary bedrooms, a STYLISH laundry room + full additional bathroom are also present on the upper floor. The LEGAL BASEMENT SUITE (subject to final approval by the city) showcases an OVERSIZED additional entertainment area with a FULL KITCHEN, FOURTH + FIFTH BEDROOMS + yet another full bathroom. This home also features roughed in speakers, a roughed in hydronic heated flooring system in the basement, roughed in A/C + a roughed in vacuum system. This one is an absolute beauty + a great POTENTIAL REVENUE opportunity!! *Appliances are on the way!</p>
Inclusions: Property Listed By:	<p>Refrigerator, Dishwasher, Electric Stove, Microwave Range Hood, Washer, Dryer (Suite) The Real Estate District</p>

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









