



THE
A-TEAM

**RE/MAX
FIRST**

2437 34 Street, Calgary T3E2W4

MLS® #: **A2144452**

Area: **Killarney/Glengarry**

Listing Date: **06/26/24**

List Price: **\$1,169,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,971

Year Built:

2023

Low Sqft:

Lot Information

Ttl Sqft:

1,971

Lot Sz Ar:

2,997 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Landscaped,Rectangular Lot

Double Garage Detached

DOM

6

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
Entrance	Main	4`0" x 8`3"
Dining Room	Main	12`1" x 13`0"
Mud Room	Main	3`9" x 9`4"
Bedroom	Upper	11`2" x 11`8"
Laundry	Upper	5`9" x 8`7"
Bedroom	Basement	9`3" x 12`5"
Furnace/Utility Room	Basement	8`0" x 9`0"

Room	Level	Dimensions
Kitchen	Main	10`0" x 22`9"
Living Room	Main	12`10" x 14`0"
Bedroom - Primary	Upper	12`4" x 13`0"
Bedroom	Upper	9`9" x 11`2"
Bedroom	Basement	9`3" x 13`6"
Family Room	Basement	12`0" x 19`0"
2pc Bathroom	Main	5`4" x 6`2"

4pc Bathroom
4pc Bathroom
Flex Space
Laundry

Upper
Basement
Basement
Basement

6`3" x 8`10"
4`11" x 7`11"
10`6" x 10`9"
5`6" x 5`10"

5pc Ensuite bath
Bonus Room
Kitchenette

Upper
Upper
Basement

6`7" x 16`7"
6`8" x 11`1"
8`6" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4367X

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to Killarney, one of Calgary's iconic hot spots!! ~ This GORGEOUS inner-city INFILL with fully completed LEGAL TWO BEDROOM BASEMENT SUITE 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 showcases an OVERSIZED additional entertainment area with a FULL KITCHEN, FOURTH + FIFTH BEDROOMS + yet another full bathroom. This home also features installed 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!!

Inclusions:
Property Listed By:

Refrigerator, Dishwasher, Electric Stove, Microwave Range Hood, Washer Dryer (Stacked) - Suite
The Real Estate District

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







