

## 2437 34 Street, Calgary T3E2W4

**Utilities:** 

Killarney/Glengarry Listing MLS®#: A2144452 Area: 06/26/24 List Price: **\$1,169,000** 

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

**General Information** 

Prop Type: Residential Sub Type: Semi Detached (Half

Duplex)

Finished Floor Area City/Town: Calgary Abv Saft: 1,971

> 2023 Low Sqft: Ttl Sqft:

DOM

Layout

5 (3 2 )

2 2

3.5 (3 1)

2 Storey, Side by Side

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

1,971

6

2.997 saft

Access:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

Lot Feat: Landscaped, Rectangular Lot Park Feat: **Double Garage Detached** 

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air See Remarks Flooring:

Sewer:

Ext Feat: Other 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

Room Information

Room Level **Dimensions** Room Level **Dimensions Entrance** Main 4`0" x 8`3" Kitchen Main 10`0" x 22`9" **Dining Room** Main 12`1" x 13`0" **Living Room** Main 12`10" x 14`0" **Mud Room** Main 3'9" x 9'4" **Bedroom - Primary** Upper 12`4" x 13`0" 9`9" x 11`2" **Bedroom** Upper 11`2" x 11`8" **Bedroom** Upper Laundry Upper 5`9" x 8`7" **Bedroom Basement** 9`3" x 13`6" **Bedroom Basement** 9`3" x 12`5" **Family Room** Basement 12`0" x 19`0" Furnace/Utility Room **Basement** 8'0" x 9'0" 2pc Bathroom Main 5`4" x 6`2"

4pc BathroomUpper4pc BathroomBasementFlex SpaceBasementLaundryBasement

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 Zoning: R-C2

Legal Desc:

4367X

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!!

Refrigerator, Dishwasher, Electric Stove, Microwave Range Hood, Washer Dryer (Stacked) - Suite

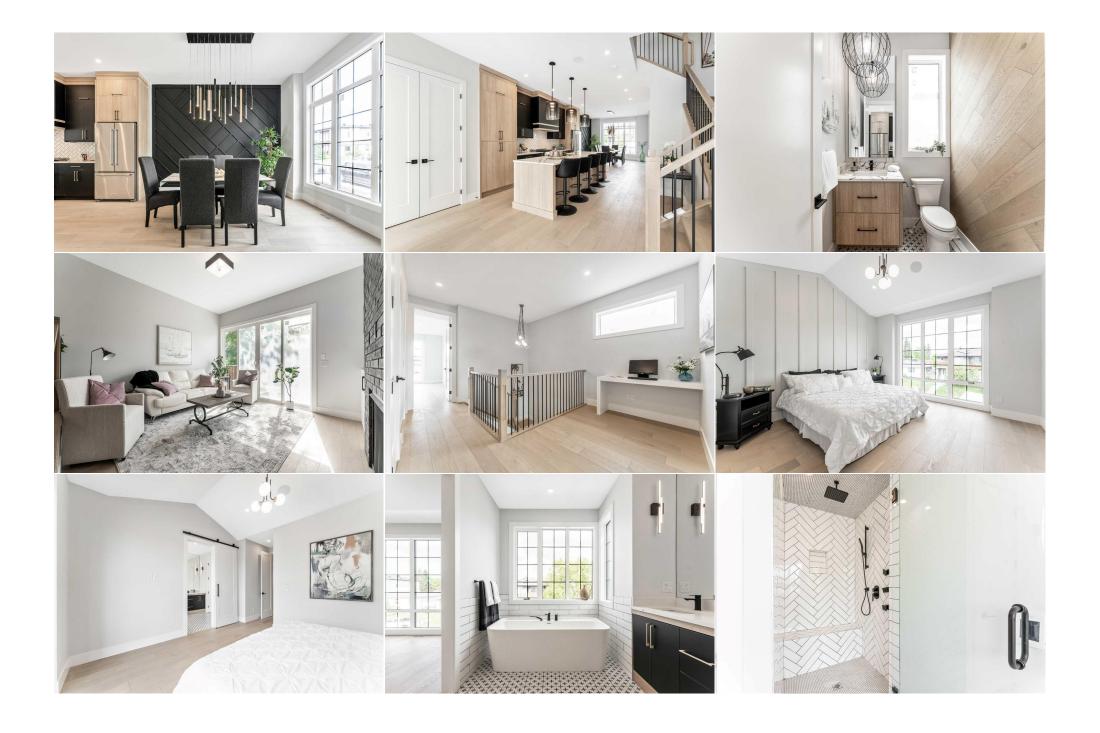
Inclusions:

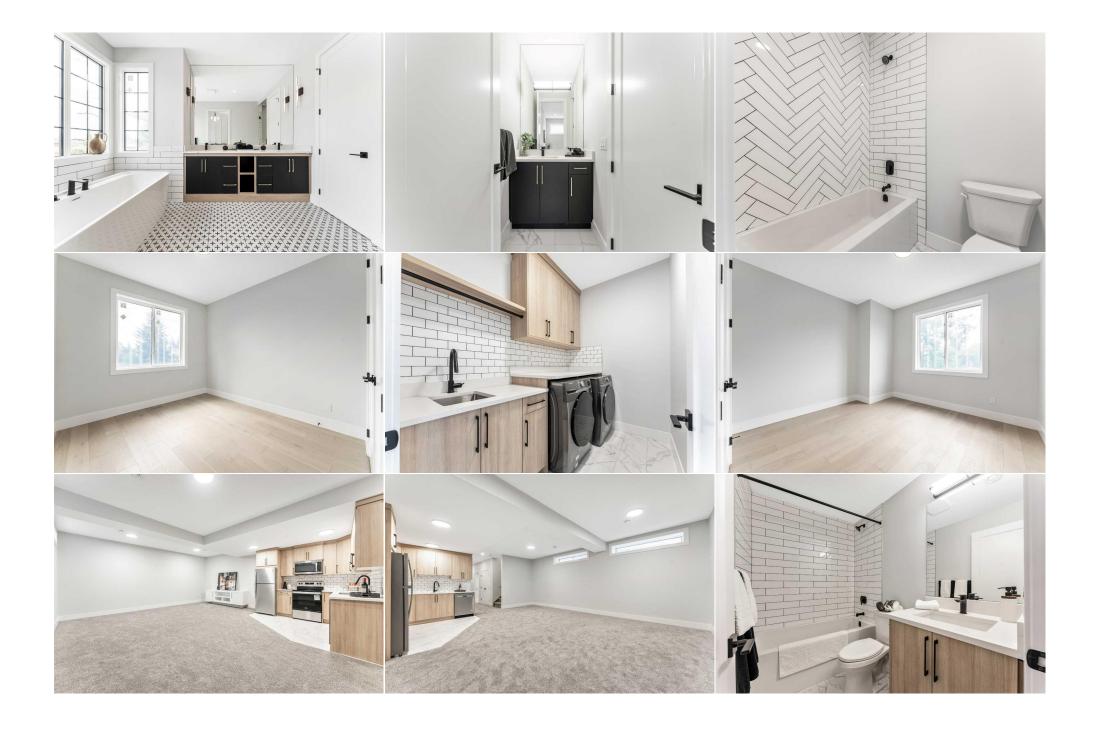
Property Listed By:

The Real Estate District

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









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