



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2208 34 Street, Calgary T3E2W3**

MLS® #: **A2154708** Area: **Killarney/Glengarry** Listing Date: **08/02/24** List Price: **\$1,245,000**  
 Status: **Pending** County: **Calgary** Change: **-\$5k, 03-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **2,997 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,943**  
 Low Sqft:  
 Ttl Sqft: **1,943**

DOM

**111**  
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** Construction:  
 Heating: **Forced Air,Natural Gas** **See Remarks**  
 Sewer: Flooring:  
 Ext Feat: **Other** **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`9" x 8`6"	Living Room	Main	11`10" x 14`6"
Dining Room	Main	10`9" x 12`6"	Kitchen	Main	12`9" x 19`6"
Mud Room	Main	4`9" x 9`0"	Flex Space	Main	6`0" x 6`1"
Bedroom - Primary	Second	12`4" x 14`5"	Bedroom	Second	11`3" x 12`0"
Bedroom	Second	9`3" x 13`0"	Laundry	Second	6`0" x 7`7"
Family Room	Basement	14`7" x 19`4"	Bedroom	Basement	9`4" x 10`6"
Bedroom	Basement	10`2" x 11`8"	Laundry	Basement	3`7" x 5`8"

Furnace/Utility Room  
5pc Ensuite bath  
4pc Bathroom

Basement  
Second  
Basement

6`0" x 10`6"  
8`1" x 15`8"  
5`5" x 8`3"

2pc Bathroom  
4pc Bathroom

Main  
Second

4`10" x 5`2"  
5`0" x 8`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**4367X**

Remarks

Pub Rmks:

**Welcome to Classic Killarney! One of our city's most popular inner city neighborhoods!! This BEAUTIFUL inner-city infill showcases many UPGRADES, with selections by Kim Chapman Interiors, including a completely finished, well configured LEGAL TWO BEDROOM BASEMENT SUITE. Upon entering, you'll be greeted by 10-foot ceilings and a lovely formal dining space that flows seamlessly into a spacious kitchen with meticulous craftsmanship, an overhead island drop, adorned with LED detail, and elegant cabinetry. Toward the back of the main floor, you'll find a warm and inviting separated living area, highlighted by timeless archways and a cozy fireplace. The east/west exposure of this home ensures it will always be bathed in natural light. The main level also features a practical mudroom, a delightful half bath and flex office space, while the side entrance offers convenient access throughout the property, or down to the legal suite. The upper floor boasts a luxurious master bedroom with a magazine worthy spa-inspired ensuite, complete with modern decor, a standalone tub, heated floors and a fully installed steam shower. The upper level also includes spacious secondary bedrooms, a chic laundry room, and another full bathroom. The legal basement suite offers a large entertainment area with a full kitchen, two additional bedrooms, and another full bathroom. The home is equipped with roughed-in speakers, roughed-in air conditioning, and a roughed-in vacuum system + and you can't miss the LED detail on the staircase! This property comes fully landscaped and is not just a beautiful home, but also offers excellent potential for rental income!! Only one side left!**

Inclusions:  
Property Listed By:

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

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







