

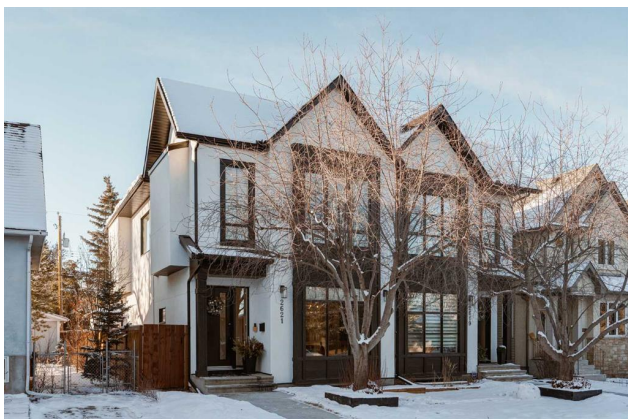


THE
A-TEAM

**RE/MAX
FIRST**

2621 34 Street, Calgary T3E 2W6

MLS®#: **A2185287** Area: **Killarney/Glengarry** Listing Date: **01/07/25** List Price: **\$1,069,000**
 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: **1,917**
 Year Built: **2021** Low Sqft:
Lot Information Ttl Sqft: **1,917**
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

DOM

3
Layout
 Beds: **4 (3 1)**
 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: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **BBQ gas line,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Built-in Features,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 5`7"	Dining Room	Main	12`4" x 10`8"
Kitchen	Main	15`1" x 19`10"	Mud Room	Main	7`3" x 7`11"
4pc Bathroom	Upper	8`7" x 5`0"	5pc Ensuite bath	Upper	8`10" x 16`11"
Bedroom	Upper	11`0" x 12`0"	Bedroom	Upper	10`2" x 11`8"
Bedroom - Primary	Upper	12`4" x 13`1"	4pc Bathroom	Basement	8`5" x 5`0"
Bedroom	Basement	12`1" x 10`4"	Exercise Room	Basement	8`6" x 10`1"

Living Room

Basement

18`6" x 15`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4367X

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome Home! Nestled in the heart of Killarney, this exquisite semi-detached home offers an unparalleled blend of comfort, elegance, and convenience. With 4 bedrooms plus a glass walled home-gym, this home is perfect for families seeking inner-city living without sacrificing size and comfort. The house oozes style, you'll be blown away from the moment you enter. Hardwood floors cover the main floor and upper stairs, connecting each space with warmth and sophistication. The main floor invites you to unwind and entertain with ease. A cozy fireplace in the living room sets the ambiance, perfect for those chilly Calgary evenings. Slide the patio doors open and step onto the newly installed, expansive raised deck - That's the indoor/outdoor flow that you've been seeking! The heart of the home awaits in the wide-open gourmet kitchen. Stainless steel appliances, sleek quartz countertops, and ample cabinetry ensure both style and functionality. Whether whipping up a quick meal or hosting a dinner party, this space is designed to inspire and to gather. As you head to the upper floor, admire the craftsmanship as the hardwood extends even to the stairs. Three bedrooms on the upper floor offer privacy and comfort, each bathed in natural light. Prepare to be captivated by the primary suite with high vaulted ceilings, complete with a lavish en-suite bath and walk-in closet and a comfort station complete with mini-bar! This is your sanctuary, a place to rejuvenate and unwind in style. A steam shower and heated floors in the Primary en-suite keep you warm in the colder months. On the way down to the lower level, you'll find one of the most comfortable half-baths you have ever seen. Plenty of light and space give this room a great feel. The lower level offers additional living space with a glassed in home gym, awaiting your Peloton bike or personal gym setup! A large entertaining space and an extra bedroom round out the lower level. Through the well designed mudroom, you will enter your West Facing backyard oasis. Turf has been installed throughout the yard to reduce any need for maintenance. Getting too hot out there? Central AC will keep you cool in the summer months and not to worry, the home comes with Solar Panels already installed!! These will help to lower your energy bills - drastically. Located in the coveted community of Killarney, this home offers the perfect balance of urban convenience and suburban tranquility. This home is located close to Killarney Rec Centre, schools, shopping, public transit, and with quick access to 17th Avenue, Richmond Rd, and Crowchild Tr, dog parks, shopping, restaurants - walking distance to Lukes Drug Mart and Inglewood Pizza - The location can't be beat!

Inclusions:
Property Listed By:

**Solar Panels on roof and components
The Real Estate District**

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





