# \$949,900 - 2214 34 Street Sw, Calgary

MLS® #A2204062

### \$949,900

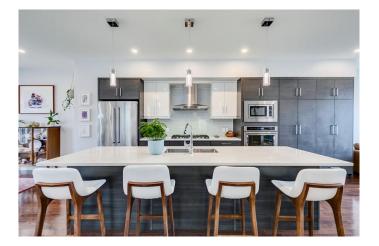
4 Bedroom, 4.00 Bathroom, 1,959 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to 2214 34th St SW! This stunning 4-bedroom, 3.5-bath home offers almost 3000 sq ft of living space with exceptional design, high-end finishes, and thoughtful custom upgrades throughout. Featuring 9ft ceilings and hardwood flooring on the main level, this home combines elegance with functionality. A versatile flex room at the front provides an ideal space for a formal living or dining room, sitting area, or home office. The gourmet kitchen is designed for both style and efficiency, featuring quartz countertops, a spacious center island with a breakfast bar, an abundance of custom cabinetry and premium stainless steel appliances including refrigerator, gas stovetop, built in oven and microwave, hood fan, an additional beverage fridge and built in dishwasher. Overlooking the expansive great room with a sleek linear fireplace, this open-concept space is perfect for entertaining. Large sliding patio doors lead to a Duradeck and concrete patio with a gas line for BBQ, fire pit and/or patio heaters, creating an ideal outdoor living area. Additional main-floor highlights include a 2-piece powder room, a mudroom with ample storage, and a separate entrance to the backyard. Heading up the stairs to the second floor you will be struck by the sunlight streaming in from the skylights above as it leads you to the luxurious primary suite, featuring a spa-inspired 5-piece ensuite with a soaker tub, oversized shower and a custom walk-in closet with built-ins. Two additional







well-sized bedrooms, one with vaulted ceilings, provide comfortable living space, while a second-floor full bath and laundry room with a sink and cabinetry adds convenience. The professionally developed basement with in-floor heat extends the living space with a large family room, a wet bar with a bar fridge, an additional bedroom with a walk-in closet, and another 4-piece bathroom. The additional Murphy bed offers flexible space for guests. The sellers have added many upgrades over the last few years including a new HVAC system with a high-efficiency 2-stage furnace with ventilation system and central air conditioning for year-round comfort, insulation, electrical panel and gas heater to the garage making it a perfect space for a temperature controlled car storage or your own workshop and finally to the exterior, a new concrete patio, raised garden beds in the front and back of the house with sprinkler systems, no expenses have been sparred in making this house a home. Situated on a beautifully landscaped lot, this home is ideally located close to schools, public transit, and just minutes from downtown. A rare opportunity to own a thoughtfully designed and impeccably maintained property in a prime location. Call your favourite Realtor to view!

#### Built in 2016

#### **Essential Information**

MLS®#	A2204062
Price	\$949,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,959

Acres 0.07

Year Built 2016

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 2214 34 Street Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E2W3

## **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Heated Garage, 220 Volt Wiring, Insulated

# of Garages 2

#### Interior

Interior Features Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island,

Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In

Closet(s), Wet Bar, Skylight(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window

Coverings, Bar Fridge, Wine Refrigerator

Heating Fireplace(s), Forced Air, Natural Gas, High Efficiency, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Garden, Other, Private Yard

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Stucco, Wood Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed March 20th, 2025

Days on Market 21

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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