

# \$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 spared 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 or come by the Open House on Saturday, April 5 between 1-3pm!

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, Insulated, 220 Volt Wiring
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
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	14
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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