

\$1,139,900 - 2016 34 Street Sw, Calgary

MLS® #A2230338

\$1,139,900

5 Bedroom, 4.00 Bathroom, 1,984 sqft
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

****OPEN HOUSE SATURDAY JUNE 21, 11 AM-3 PM**** Modern Elegance Meets Urban Convenience in Killarney! This stunning Chicago brick-inspired infill offers a LEGAL 2-bedroom basement suite, ideal for multigenerational living or rental income. With over 2,500 sq ft of stylishly finished space, this home features custom blinds throughout, a heated double garage, and designer finishes at every turn.

The open-concept main floor is anchored by a three-sided gas fireplace, creating a seamless flow between the sunlit living room, dining area, and chef-inspired kitchen. You'll love the ceiling-height cabinetry, which provides ample storage, quartz countertops, a gas range, and an oversized island—perfect for entertaining or everyday family life. French doors open to a sunny rear deck, offering seamless indoor-outdoor living.

Upstairs, the luxurious primary retreat boasts soaring 14-foot vaulted ceilings, a walk-in closet, and a spa-like ensuite with heated floors, dual sinks, a freestanding soaker tub, and a tiled shower. Two additional bedrooms, a 4-piece bath, and a full laundry room complete the upper level.

Downstairs, the legal basement suite impresses with 9-foot ceilings, LVP flooring, a full kitchen featuring quartz counters, large windows, separate laundry, two bedrooms,



and a four-piece bath.

All this is just minutes to downtown, Shaganappi Golf Course, LRT, schools, and major highways. Don't miss your chance to own this exceptional inner-city home!

Built in 2023

Essential Information

MLS® #	A2230338
Price	\$1,139,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,984
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2016 34 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2W1

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Bidet, Breakfast Bar, Built-in Features, Chandelier,
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	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt
Construction	Brick, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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