



**GRASSROOTS**  
REALTY GROUP

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2635 34 Street SW  
Calgary, Alberta

MLS # A2323743



**\$998,800**

|                  |                                                         |               |                  |
|------------------|---------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Killarney/Glengarry                                     |               |                  |
| <b>Type:</b>     | Residential/Duplex                                      |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                         |               |                  |
| <b>Size:</b>     | 1,958 sq.ft.                                            | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 4                                                       | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Faces Rear |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                               |               |                  |
| <b>Lot Feat:</b> | Back Lane, Landscaped                                   |               |                  |

|                    |                                       |                   |      |
|--------------------|---------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Other | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Wood Siding                    | <b>Zoning:</b>    | H-GO |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Wine Refrigerator x 2, TV Wall Mount Living Room, TV Wall Mount Basement, SmartHome Hardware (TELUS Panel, Video Doorbell, Smart Locks, Door/Window Sensors & Nest Thermostat)

Located in the highly sought-after community of Killarney/Glengarry, this professionally designed semi-detached home pairs refined design with strong everyday function in a prime inner-city setting. Built in 2022, this two-storey home offers over 2,800 sq. ft. of developed living space with 4 bedrooms, 3.5 bathrooms, triple pane windows, a double detached garage, and a thoughtfully curated interior with quality craftsmanship, upgraded lighting, selected hardware, and custom detail throughout. The main floor features 10' ceilings, engineered hardwood flooring, and oversized 8' front windows that bring in an abundance of natural light from the east-facing exposure. The open layout connects the dining area, kitchen, and living room, creating an easy space for daily living and entertaining. The dining area is anchored by a feature wall detail, while the kitchen showcases classic white cabinetry, quartz countertops, a full-slab marble backsplash, ceiling-height cabinetry, a full pantry wall, stainless steel appliances, gas cooktop, built-in wall oven, and an impressive 13-foot two-tone island designed for seating. The living room is centered around a stone-front gas fireplace, while sliding doors open to the west-facing backyard. A practical mudroom with built-in bench seating and storage adds daily convenience, with a two-piece powder room tucked nearby. Upstairs, 9' ceilings continue through a strong family layout, with a skylight bringing natural light into the staircase and upper landing. The primary retreat features vaulted ceilings, large windows, dual walk-in closets with built-ins, and a rare in-room beverage station with sink and wine fridge. The ensuite offers heated floors, dual vanities, a freestanding soaker tub, private toilet area, and a frameless steam shower with bench seating, rain shower head, body jets, and hand shower. Two additional bedrooms,

a 5-piece bathroom with dual vanity and separated bath area, linen closet, and a laundry room with cabinetry and counter space complete the upper level. The fully developed basement adds 9' ceilings, a spacious recreation area with built-ins and media cabinetry, wet bar with bar fridge, glass-enclosed gym with mirrored wall and soft flooring, an additional bedroom with walk-in closet, a 4-piece bathroom, dedicated storage, and a heated-floor rough-in. The west-facing backyard was professionally landscaped in 2024 for outdoor living, with extensive stone patios and walkways, curved garden beds, established shrubs and trees, privacy screens, and a BBQ gas line. Additional features include air conditioning, premium window coverings throughout, and ceiling speaker rough-ins in the main floor. Set minutes from downtown Calgary, this home is close to parks, schools, transit, shopping, dining, Killarney Medical Clinic, the Killarney Aquatic & Rec Centre, and Westbrook LRT Station. View the 3D tour.