



GRASSROOTS
REALTY GROUP

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2635 34 Street SW
Calgary, Alberta

MLS # A2340759



\$949,900

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

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

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)

Built in 2022 and offering OVER 2,800 SQ. FT. OF DEVELOPED LIVING SPACE, this beautifully finished Killarney/Glengarry semi-detached home features 4 bedrooms, 3.5 bathrooms, a fully developed basement, central A/C, triple-pane windows, a double detached garage, and a professionally landscaped west-facing backyard. Set near 26 Avenue SW in a family-friendly inner-city neighbourhood, the home is close to childcare centres, schools, parks, recreation, transit, shopping, and dining, while offering convenient access to downtown. TRIPLE-PANE WINDOWS throughout help reduce exterior noise while improving year-round comfort and energy efficiency. The main floor features 'ceilings, engineered hardwood flooring, oversized 'front windows, and an open layout connecting the kitchen, dining, and living areas. The kitchen is centred around an impressive 13-FOOT TWO-TONE ISLAND with generous seating and features ceiling-height cabinetry, quartz countertops, a full-slab marble backsplash, a full pantry wall, stainless steel appliances, gas cooktop, and built-in wall oven. The adjoining living room is anchored by a stone-front gas fireplace, while sliding doors connect the main living space to the backyard. A practical mudroom with built-in bench seating and storage adds everyday convenience. Upstairs, 'ceilings and a skylight create a bright and functional family layout. The primary retreat features vaulted ceilings, large windows, dual walk-in closets with built-ins, and a private beverage station with sink and wine fridge. The ensuite includes heated floors and a FRAMELESS STEAM SHOWER, along with dual vanities, a freestanding soaker tub, bench seating, rain shower head, body jets, and hand shower. Two additional bedrooms, a 5-piece bathroom with dual vanity, and a laundry room with cabinetry and counter space

complete the upper level. The fully developed basement offers 9' ceilings, a spacious recreation and media area with built-in cabinetry, a wet bar with bar fridge, a GLASS-ENCLOSED GYM with mirrored wall and soft flooring, a fourth bedroom with walk-in closet, a 4-piece bathroom, and dedicated storage. The professionally landscaped west-facing backyard was completed in 2024 and designed for outdoor living, with extensive stone patios and walkways, established shrubs and trees, curved garden beds, privacy screening, lawn area, and a BBQ gas line. Additional features include premium window coverings throughout and thoughtful custom details that distinguish the home from more builder-standard properties. With a newer 2022 build, extensive upgrades, substantial developed space, a finished basement, and a completed outdoor area, this home offers a strong combination of space, finish, and inner-city convenience. [VIEW THE 3D TOUR](#) to explore the home in detail.