

# \$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 28, 3 PM-5 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, |
|-------------------|---|

|                 |  |
|-----------------|--|
|                 | 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 | 18              |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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