

# \$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	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High
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	Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Beamed Ceilings, Bidet
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, Stucco, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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