

# \$885,000 - 3008 34 Street Sw, Calgary

MLS® #A2220203

**\$885,000**

4 Bedroom, 4.00 Bathroom, 1,810 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This beautifully crafted custom home blends timeless design with thoughtful details and a highly functional layout—all nestled on a quiet street just steps from schools, parks, and convenient transit.

Step inside to a welcoming foyer that opens to a den/office featuring custom built-in cabinetry and a charming window seat—ideal for working from home or relaxing with a book.

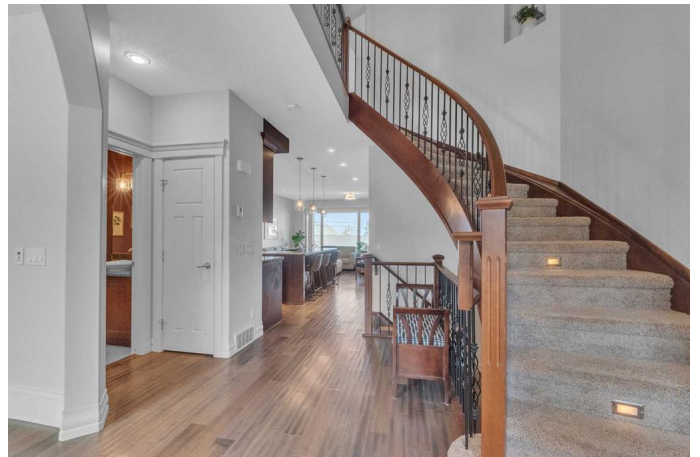
Gleaming hardwood floors and soaring 9-foot ceilings enhance the open-concept main level, creating an airy, elegant atmosphere.

The chef-inspired kitchen is a standout, boasting granite countertops, a massive central island, stainless steel appliances, a travertine backsplash, and a walk-in pantry. It flows seamlessly into the dining and living areas, perfect for entertaining or family gatherings.

A striking curved staircase leads to the vaulted upper level, where you'll find a spacious king-sized primary retreat. Enjoy your morning coffee or evening unwinding on your private balcony with city views. The luxurious ensuite features a jetted tub, double sinks with granite counters, a separate tiled shower, and a double-sided fireplace shared with the bedroom. A generous walk-in closet completes this perfect sanctuary.

Two additional well-sized bedrooms, a full main bath, and convenient upstairs laundry round out the upper floor.

The fully developed basement offers even more living space, including a bright family and



rec room, an additional spacious bedroom, and a full bathroom.

Outside, enjoy a landscaped yard, large back deck for summer entertaining, and a double detached garage. Over 2400 square feet of developed living space! Book your showing today.

Built in 2007

### **Essential Information**

MLS® #	A2220203
Price	\$885,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,810
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	3008 34 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2X2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Log
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	7
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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