\$1,385,000 - 2015 34 Street Sw, Calgary

MLS® #A2260299

\$1,385,000

4 Bedroom, 5.00 Bathroom, 2,746 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Proudly presenting a stunning urban-inspired masterpiece in the coveted community of Killarney. Thoughtfully designed & impeccably crafted, this three-story residence offers over 3650 SF of refined living space. The open-concept main floor showcases striking architectural details, including white oak hardwood floors, custom-milled cabinetry, oak & metal railings, & expansive windows that bathe the interior in natural light. The kitchen stands as a true showpiece featuring bespoke cabinetry with undermount lighting, exquisite quartz slab countertops & backsplash, premium JennAir appliances, Silgranit sink, & a impressive 12-foot island with seating for five. In the living area, a handsome floor-to-ceiling fireplace surround, & 8-foot garden doors make a bold yet sophisticated statement while white oak hardwood, mullioned windows, & an inviting dining area further elevate the curated, light-filled main floor. Completing the level is a convenient mudroom with built-ins & a pretty powder room. The gorgeous oak hardwood continues to the second level where the centrally situated bonus room is flanked by two distinguished bedrooms, each boasting its own ensuite with custom vanities, quartz counters, & beautifully tiled showers with glass doors while spacious walk-in closets with built-ins & large windows enhance the comfort & appeal of these inviting retreats. The third level is a sanctuary of elegance and comfort. The airy primary suite is flooded with natural light &







features expansive sliding doors to a private balcony perfect for enjoying quiet morning coffee from the convenient beverage centre. The stunning ensuite exudes spa-like luxury with double custom oak vanities & refined quartz countertops, a dramatic steam shower, in-floor heating, & an opulent stand-alone waterfall tub. Completing this exceptional level is a considerable walk-in closet with extensive custom millwork. The professionally developed lower level delivers 900 SF of living space built with the same attention to detail. Providing a spacious family room, wet bar, fitness area, 4th bedroom with walk-in closet, & 5th bathroom this additional level makes an ideal area for entertaining or accommodating family members & guests. Equally impressive is the extraordinary curb appeal displaying genuine brick accents, James Hardie board cladding, acrylic stucco, mullioned windows, & an aggregate patio. The quiet West-facing backyard offers a tranquil setting perfect for children at play, summer barbecues, or simply unwinding at the end of the day. Other notable highlights of this remarkable residence include a double insulated & drywalled garage, Ply Gem windows with 2-year warranty, Delta fixtures, & 200-amp panel. Situated close to parks, shopping, schools, transit, & 17th Ave, this extraordinary property delivers a beautiful lifestyle in an excellent Killarney location. Welcome home to 2015 â€" 34 St SW where exceptional design meets timeless luxury. PHOTOS ARE FROM UNIT 2013. See Feature Sheet in Supplements.

Built in 2024

Essential Information

MLS® # A2260299 Price \$1,385,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,746 Acres 0.07 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 3 Storey, Side by Side

Status Active

Community Information

Address 2015 34 Street Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 2V9

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, See Remarks,

Soaking Tub, Tankless Hot Water, Wet Bar

Appliances Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range

Hood, Refrigerator, Washer/Dryer, Tankless Water Heater

Heating In Floor Roughed-In, Forced Air

Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Other

Lot Description Back Lane, Low Maintenance Landscape, Rectangular Lot

Roof Flat Torch Membrane

Construction Brick, Composite Siding, Stucco

Foundation Poured Concrete

Additional Information

Date Listed September 27th, 2025

Days on Market 22

Zoning R-CG

Listing Details

Listing Office Coldwell Banker Mountain Central

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