

# \$775,000 - 2026b 34 Street Sw, Calgary

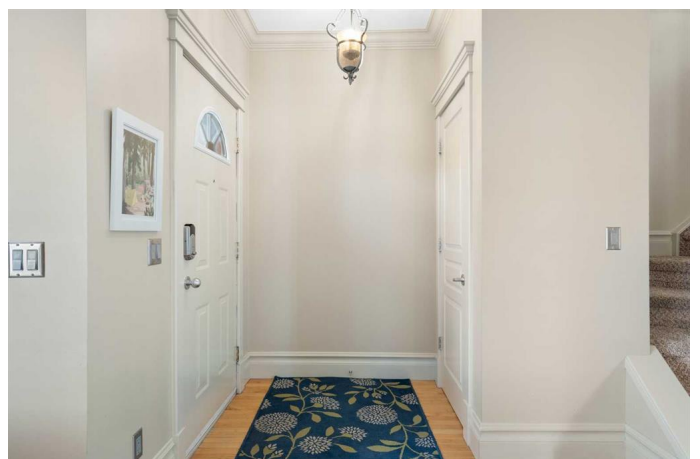
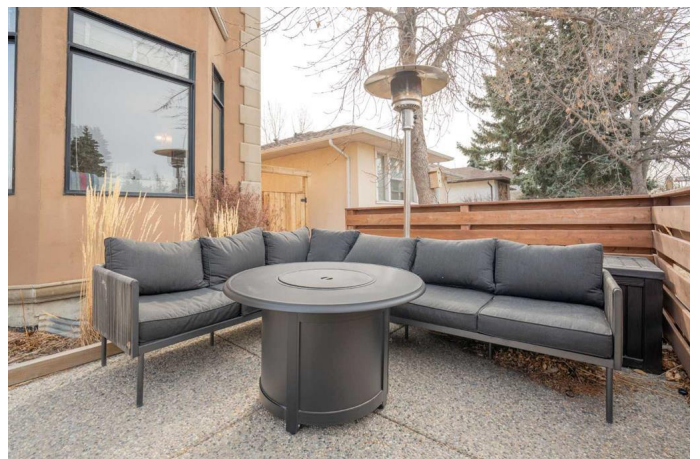
MLS® #A2202929

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,476 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this warm and inviting semi-detached home in the highly sought-after community of Killarney! A charming private front patio greets you upon arrival—perfect for enjoying stunning sunsets or hosting evening gatherings. Step inside to a welcoming foyer that sets the tone for the rest of the home. With over 2,000 sqft of developed and air conditioned living space, an open layout, and a spacious backyard, this home is designed for both comfort and entertaining. The main floor boasts 9-foot ceilings and rich hardwood flooring throughout. The beautifully glazed cabinetry, custom-built hood fan, and large island elevate the kitchen's elegance, while a thoughtfully placed window above the sink lets you keep an eye on kids or pets. A walk-in pantry, powder room, and cozy fireplace complete the main level. Upstairs, the generous primary bedroom features a custom walk-in closet and a stunningly renovated 5-piece bathroom, complete with a free-standing tub, glass-enclosed tile shower, and double vanity. The secondary bedrooms are equally spacious, with one featuring double French doors—ideal for a home office or nursery. The fully developed lower level offers even more living space, including a bright and inviting family room with a second fireplace. A full-sized bedroom, a beautifully updated bathroom, and an extra-large laundry room add to the home's functionality. Plus, a built-in desk under the stairs provides the perfect study nook. Step outside to the



oversized, sun-drenched backyardâ€”fully fenced and complete with a back porch, concrete patio, and an electrical hookup for a future hot tub. The property also includes a double detached garage with drywall. The location is unbeatableâ€”offering a suburban feel with all the conveniences of inner-city living. The Killarney Rec Center, CTrain station (just five minutes away), local shops, and fantastic restaurants are all within easy reach. Plus, you're only 10 minutes from downtown and 15 minutes from Highway 1â€”your gateway to the breathtaking Canadian Rockies. Donâ€™t miss this incredible opportunity to call Killarney home!

Built in 2000

### Essential Information

MLS® #	A2202929
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,476
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2026b 34 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2W1

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Wood Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None, Private Yard
Lot Description	Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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