

# \$1,050,000 - 3024 34 Street Sw, Calgary

MLS® #A2242266

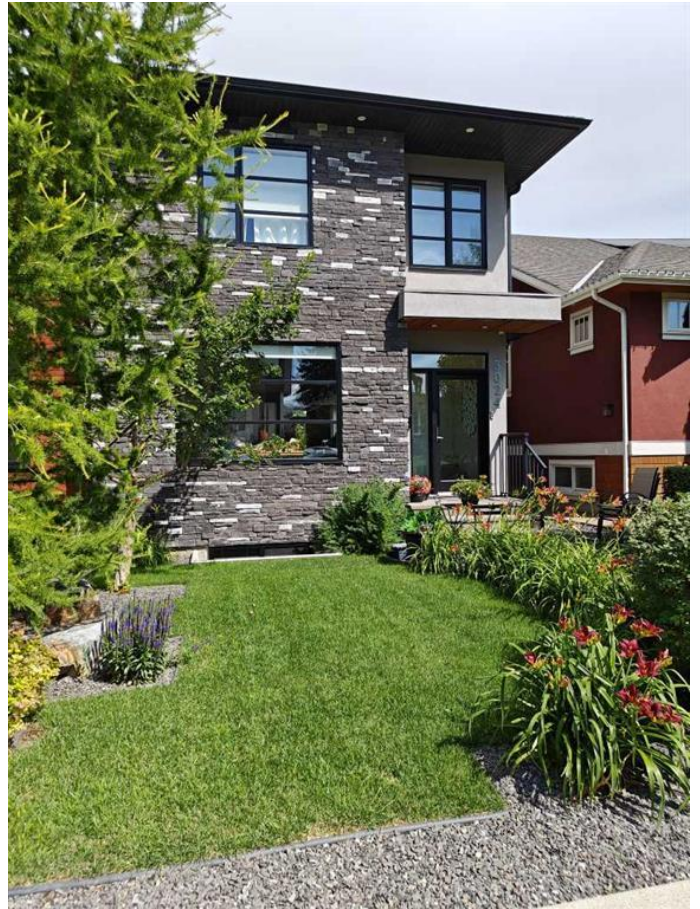
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,001 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Stunning Semi-Detached in Killarney! This beautifully crafted two-storey semi-detached home sits on a quiet, picturesque street in Killarney. Combining mid-century modern design, thoughtful layout and a prime inner-city location. The open-concept main floor features white-washed oak hardwood, a generous dining area, a built-in office nook and a bright living room anchored by a gas fireplace with a sleek tile surround. The show stopping kitchen blends book-matched walnut and glossy white lacquer cabinetry with premium Dacor and Bosch stainless appliances and a waterfall-edge quartz island – ideal for entertaining or family meals. A striking glass-enclosed open riser staircase leads upstairs to a lofted study area, laundry, a 5-piece bath and three bedrooms. The spacious primary suite boasts a custom built-in wardrobe, a spa-inspired 5-piece ensuite, and sweeping views of the downtown skyline. The fully finished basement offers a large rec room, dedicated wine room, 4-piece bathroom and an additional bedroom with a built in murphy bed – perfect for guests, teens, office or a home gym. The professionally landscaped backyard with patio opens to a double garage. Perfectly located for families: three excellent schools (Killarney Montessori, Holy Name and AE Cross) are within walking distance, and Central Memorial High School is just a few minutes’ drive. This home delivers modern style, family functionality and one of Calgary’s most desirable neighbourhoods.



Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2242266               |
| Price          | \$1,050,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,001                  |
| Acres          | 0.07                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

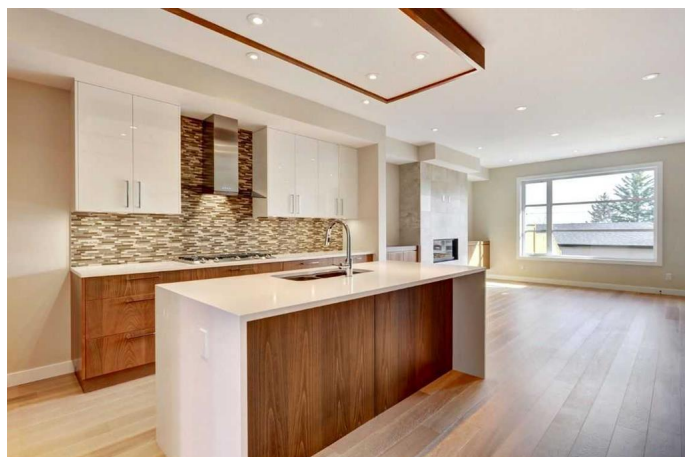
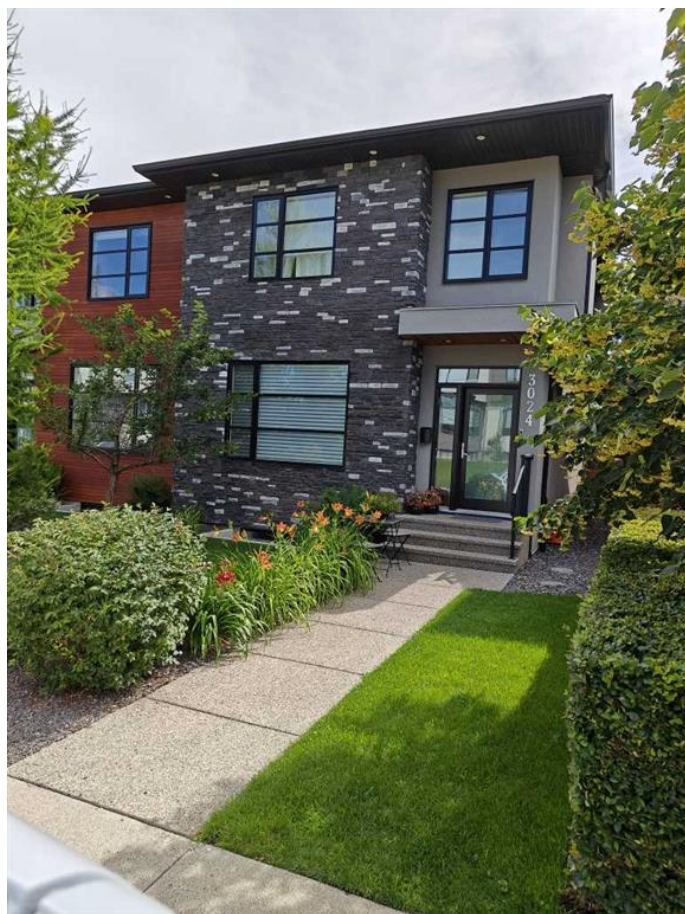
|             |                     |
|-------------|---------------------|
| Address     | 3024 34 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E2X2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry                    |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Fireplace(s)                                                                          |
| Cooling           | Central Air                                                                                       |



|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Garden                      |
| Lot Description   | Back Lane, Landscaped, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame                  |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 25              |
| Zoning         | DC              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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