

\$1,335,000 - 2013 34 Street Sw, Calgary

MLS® #A2260297

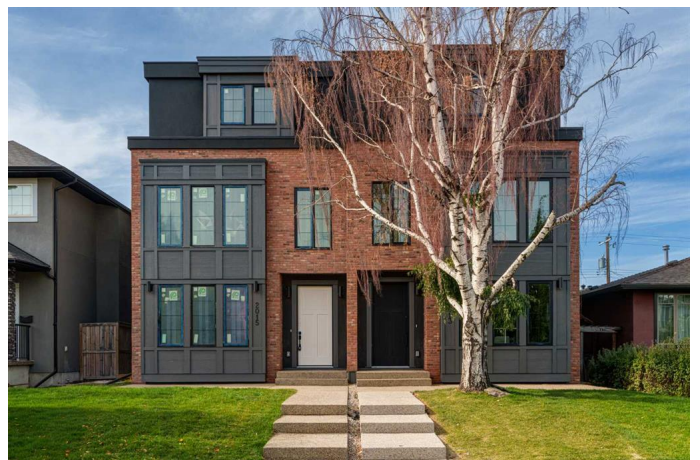
\$1,335,000

4 Bedroom, 5.00 Bathroom, 2,736 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Impressive \$50,000 PRICE REDUCTION!
Proudly presenting a stunning urban-inspired masterpiece in coveted Killarney. Thoughtfully designed & impeccably crafted, this three-story residence offers nearly 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 electrical panel. Situated close to parks, shopping, schools, transit, & the vibrant amenities of 17th Ave, this extraordinary property delivers a beautiful lifestyle in an excellent Killarney location. Welcome home to 2013â€“34 St SW where exceptional design meets timeless luxury.

Built in 2024

Essential Information

MLS® #	A2260297
Price	\$1,335,000
Bedrooms	4
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	2,736
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	2013 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, Sump Pump(s), Tankless Hot Water, Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor Roughed-In, Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
-------------------	-------

Lot Description	Back Lane, Back Yard, 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	37
Zoning	R-CG

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.