



## 2016 34 Street Calgary Alberta

\$1,139,900

**\*\*OPEN HOUSE SATURDAY JUNE 21, 11 AM-3 PM\*\*** Modern Elegance Meets Urban Convenience in Killarney!

This stunning Chicago brick-inspired infill offers a LEGAL 2-bedroom basement suite, ideal for multigenerational living or rental income. With over 2,500 sq ft of stylishly finished space, this home features custom blinds throughout, a heated double garage, and designer finishes at every turn. The open-concept main floor is anchored by a three-sided gas fireplace, creating a seamless flow between the sunlit living room, dining area, and chef-inspired kitchen. You'll love the ceiling-height cabinetry, which provides ample storage, quartz countertops, a gas range, and an oversized island—perfect for entertaining or everyday family life. French doors open to a sunny rear deck, offering seamless indoor-outdoor living. Upstairs, the luxurious primary retreat boasts soaring 14-foot vaulted ceilings, a walk-in closet, and a spa-like ensuite with heated floors, dual sinks, a freestanding soaker tub, and a tiled shower. Two additional bedrooms, a 4-piece bath, and a full laundry room complete the upper level. Downstairs, the legal basement suite impresses with 9-foot ceilings, LVP flooring, a full kitchen featuring quartz counters, large windows, separate laundry, two bedrooms, and a four-piece bath. All this is just minutes to downtown, Shaganappi Golf Course, LRT, schools, and major highways. Don't miss your chance to own this exceptional inner-city home! (id:6769)

4pc Bathroom 8.75 Ft x 4.92 Ft

5pc Bathroom 9.33 Ft x 18.75 Ft

Bedroom 9.75 Ft x 15.75 Ft

Bedroom 11.75 Ft x 12.08 Ft

Laundry room 8.75 Ft x 5.67 Ft

Primary Bedroom 13.25 Ft x 18.75 Ft

Other 8.83 Ft x 6.00 Ft

4pc Bathroom 5.67 Ft x 8.83 Ft

Bedroom 8.92 Ft x 12.33 Ft

Bedroom 12.83 Ft x 9.92 Ft

Kitchen 9.58 Ft x 16.25 Ft

Recreational, Games room 9.58 Ft x 16.00 Ft

Furnace 8.83 Ft x 7.17 Ft

2pc Bathroom 4.92 Ft x 5.42 Ft

Dining room 15.50 Ft x 10.08 Ft

Kitchen 14.75 Ft x 18.83 Ft

Living room 20.08 Ft x 14.92 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX**  
RE/MAX REAL ESTATE  
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