



2435 34 Street Calgary Alberta

\$1,189,000

Welcome to Killarney, one of Calgary's iconic hot spots!! ~ This GORGEOUS inner-city INFILL with fully completed LEGAL TWO BEDROOM BASEMENT SUITE (subject to final approval by the city) will absolutely STEAL YOUR HEART!!! This home also features a unique EXTENDED BASEMENT area providing a MASSIVE below grade living space. The main floor under 10' ceilings invites you into a gorgeous front FORMAL DINING AREA which flows into a sprawling kitchen, showcasing incredible attention to DETAIL + BEAUTIFUL CABINETRY throughout. The rear of the main floor will quickly become a favorite place to gather with a classic floor-to-ceiling BRICK WRAPPED FIREPLACE, which gives an ULTRA COZY VIBE. LARGE PATIO DOORS provide a beautiful extension to the property where you can enjoy summer nights on your large patio in your WEST FACING backyard. The main area completes with a functional mudroom + adorable half bath, decorated to delight all of your guests. The side entrance provides easy access in, out, and around the property. The upper floor is extremely spacious with a STUNNING MASTER BEDROOM, additional flex space + SPA-like ensuite that you will never want to leave; featuring chic contemporary decor, a STAND ALONE TUB + HEATED ensuite floors. Large secondary bedrooms, a STYLISH laundry room + full additional bathroom are also present on the upper floor. The LEGAL BASEMENT SUITE showcases an OVERSIZED additional entertainment area with a FULL KITCHEN, FOURTH + FIFTH BEDROOMS + yet another full bathroom. This home also features roughed in speakers, a roughed in hydronic heated flooring system in the basement, roughed in A/C + a roughed in vacuum system. This one is an absolute beauty + a great POTENTIAL REVENUE opportunity!! ~ This home is currently at drywall stage. (id:6769)

Bedroom 9.33 Ft x 14.25 Ft
 Bedroom 9.25 Ft x 13.08 Ft
 Family room 19.00 Ft x 22.00 Ft
 Storage 4.67 Ft x 5.67 Ft
 Furnace 8.00 Ft x 8.25 Ft
 4pc Bathroom 4.92 Ft x 7.92 Ft

Living room 12.50 Ft x 12.83 Ft
 Other 5.67 Ft x 9.33 Ft
 2pc Bathroom 5.33 Ft x 6.08 Ft
 Primary Bedroom 12.50 Ft x 13.00 Ft
 Bedroom 9.83 Ft x 11.08 Ft
 Bedroom 9.83 Ft x 11.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR REALTY

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**RE/MAX REAL ESTATE
(CENTRAL)**

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Other 6.58 Ft x 8.25 Ft

Kitchen 10.00 Ft x 19.00 Ft

Dining room 11.75 Ft x 13.00 Ft

Laundry room 6.00 Ft x 8.58 Ft

4pc Bathroom 6.33 Ft x 8.75 Ft

5pc Bathroom 6.67 Ft x 17.08 Ft