

2224 34 Street Calgary Alberta

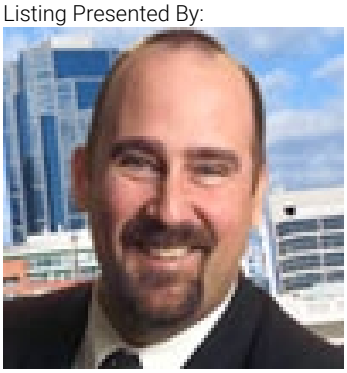
$600,000

Modern updates, abundant natural light and the flexibility of an ILLEGAL BASEMENT SUITE come together in this move-in ready Killarney home, complete with 3 total bedrooms, 2 full bathrooms and a fantastic inner-city location. An inviting open floor plan welcomes you with contemporary flooring, fresh neutral finishes and an entire wall of windows that fills the main living areas with sunshine. Gather in the spacious living room, where a contrasting feature wall establishes a stylish focal point for your entertainment setup, while additional recessed lighting keeps the space bright and comfortable into the evening. Just beyond, a generous dining area accommodates everyday meals and larger gatherings, with easy access to the expansive, full-width, west-facing balcony for afternoon sunshine and outdoor relaxation. Preparing meals is a pleasure in the beautifully updated white kitchen, showcasing sleek cabinetry, stainless steel appliances, a modern tile backsplash, ample counter space and a convenient breakfast bar with casual seating and clear sightlines to the adjoining living areas. Down the hall, 2 comfortable bedrooms await, accompanied by a stylishly updated 4-piece bathroom with contemporary finishes. A separate entrance leads to the lower-level illegal suite, currently rented with a lease in place until April 1, 2027. This self-contained space accommodates a spacious family room, full kitchen, bedroom with a walk-in closet, 4-piece bathroom and dedicated laundry area, adding flexibility for extended family or potential rental use. Outside, a fully fenced grassy yard gives kids and pets room to play, while a single detached garage and adjacent parking pad accommodate additional vehicles or RV parking. Mature trees lend an established neighbourhood feel, and the welcoming front balcony adds another inviting outdoor space. Living in Killarney means having excellen...

Family room 18.92 Ft x 22.33 Ft
Kitchen 8.25 Ft x 9.83 Ft
Furnace 6.58 Ft x 10.17 Ft
Bedroom 10.67 Ft x 14.42 Ft
4pc Bathroom 7.67 Ft x 7.50 Ft
Living room 11.08 Ft x 20.33 Ft

Dining room 7.92 Ft x 7.83 Ft
Kitchen 8.08 Ft x 11.92 Ft
Primary Bedroom 9.42 Ft x 16.17 Ft
Bedroom 9.42 Ft x 12.00 Ft
4pc Bathroom 5.83 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

https://www.gingerandrews.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca