



## 2816 34 Street Calgary Alberta

\$675,000

Welcome to this beautifully appointed 3-bedroom, 3.5-bathroom townhome in the heart of Killarney. This rare walkout design offers exceptional functionality, featuring a private yard and a single detached garage. The main floor showcases quartz countertops, stainless steel appliances, air conditioning, and a bright, open concept layout perfect for everyday living and entertaining. Upstairs, both bedrooms feature their own private ensuites, including a spacious primary retreat complete with a large walk-in closet. The fully developed walkout basement adds incredible versatility with a third bedroom, full bathroom, and generous living space ideal for guests, a home office, or additional family room. A rare opportunity to own a walkout townhome in one of Calgary's most sought after inner-city communities. (id:6769)

Living room 19.08 Ft x 15.00 Ft

Bedroom 11.75 Ft x 11.33 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Kitchen 11.50 Ft x 8.50 Ft

Dining room 15.42 Ft x 10.75 Ft

Living room 14.25 Ft x 11.67 Ft

2pc Bathroom 5.50 Ft x 5.17 Ft

Laundry room 6.92 Ft x 3.33 Ft

Primary Bedroom 14.83 Ft x 13.50 Ft

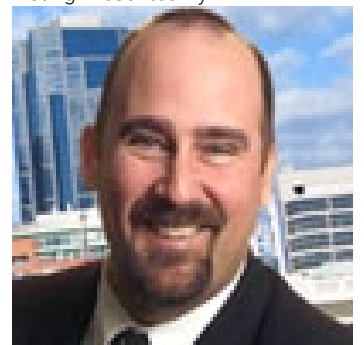
Bedroom 12.92 Ft x 10.67 Ft

Other 7.50 Ft x 5.00 Ft

4pc Bathroom 11.42 Ft x 4.92 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Listing Presented By:



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