

2224 34 Street SW
Calgary, Alberta

MLS # A2352275

\$600,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	961 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Oversized, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Basement Fridge, Ceiling Fans

**** OPEN HOUSE- SAT/SUN OCTOBER 24/25, 11AM-2PM **** 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 excellent everyday amenities close at hand, including neighbourhood parks, schools, local shops and restaurants along 17th Avenue SW. Enjoy convenient access to the Killarney Aquatic and Recreation Centre for swimming and fitness, along with nearby Westbrook Mall and the Westbrook LRT station for shopping and commuting. With downtown Calgary, Marda Loop and major roadways within easy reach, this desirable location combines inner-city convenience with a welcoming residential atmosphere.