

2006 34 Street SW  
Calgary, Alberta

MLS # A2280079



**\$859,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,666 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Sound		

**Inclusions:** Sonos Amp, Wardrobes in back bedroom, TV in Primary Bedroom

Refined inner-city living awaits at 2006 34 Street SW, an exquisite detached infill located in the heart of Killarney. Lovingly maintained and thoughtfully updated, this home blends traditional charm with modern elegance across nearly 2,500 square feet of beautifully finished living space. From the moment you arrive, the stunning curb appeal and classic exterior detailing set the tone for what lies within. Step inside to discover professionally curated interiors featuring flat ceilings, elegant crown mouldings, and a timeless colour palette that feels both warm and sophisticated. The open living and dining areas create an inviting space for entertaining, seamlessly flowing into a renovated kitchen designed for both function and style. Here, painted cabinetry is paired with quartz countertops, subway tile backsplash, updated lighting and hardware, modern appliances, and dual wine fridges. A breakfast bar allows guests to gather while meals are prepared, enhanced by a built-in speaker system that sets the mood for effortless hosting. At the rear of the home, the family room offers a cozy retreat anchored by a gas fireplace and direct access to the east-facing backyard. Outdoors, a weather-treated cedar deck and stone patio provide an exceptional extension of the living space, complete with low-maintenance perennial landscaping, multiple gas hookups, and integrated audio—perfect for year-round enjoyment. Upstairs, the second level features three well-appointed bedrooms, including a light-filled primary suite with vaulted ceilings, large windows, double closets, and a spa-inspired ensuite with dual vanities, soaker tub, and separate glass shower. Two additional bedrooms, a full four-piece bathroom, and upper-level laundry complete this floor with comfort and practicality. The fully developed basement adds outstanding versatility with a spacious recreation area, flexible

space ideal for a home gym or office, a fourth bedroom, and a three-piece bathroom&mdash;perfect for guests or teens. Additional highlights include central air conditioning, smart home features, updated lighting, a heated and insulated double detached garage, and numerous thoughtful upgrades throughout. Ideally located close to parks, schools, transit, and amenities, with quick access to downtown and vibrant inner-city destinations, this exceptional home offers the very best of Calgary living. Simply put, 2006 34 Street SW is a home where comfort, style, and location come together seamlessly.