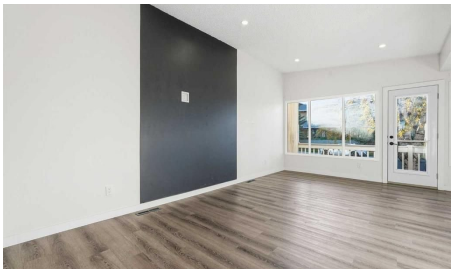
2224 34 Street SW

Calgary | Active | MLS® A2352275

$600,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1962**	**960.95 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352275
Bedrooms	3
Bathrooms	2
Year Built	1962
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	960.95 sq. ft.
Main Level Finished Area:	960.95 sq. ft.
Below Grade Finished Area:	861.13 sq. ft.
Lot Area:	2,992 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	West
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1962 (Age: 64)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	675HN
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Oversized, Parking Pad, RV Access/Parking, Single Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Dryer, Electric Stove, Microwave, Range Hood, Washer, Window Coverings
Inclusions:	Basement Fridge, Ceiling Fans
Restrictions:	None Known
Main Floor	Living Room · 20'4" × 11'1" ·
Main Floor	Dining Room · 7'11" × 7'10" ·
Main Floor	Kitchen · 11'11" × 8'1" ·
Main Floor	Bedroom - Primary · 16'2" × 9'5" ·
Main Floor	Bedroom · 12' × 9'5" ·
Basement	Family Room · 22'4" × 18'11" ·
Basement	Kitchen · 9'10" × 8'3" ·
Basement	Furnace/Utility Room · 10'2" × 6'7" ·

Basement	Bedroom · 14'5" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2224-34-street-sw-calgary-a2352275/

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