# 2236 34 Street SW

Calgary | Active | MLS® A2353008

**$1,450,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2027** | **1,963 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Estate Professionals Inc.

# A closer look

This brand new detached infill in Killarney, by Moon Homes, offers 2,889 SQ FT of thoughtfully designed living space, featuring three upper-level bedrooms, each with its own private ensuite and walk-in closet, a main floor office or formal dining room, and a fully developed basement with a wet bar and custom entertainment built-ins. ***Buyers still have the opportunity to personally work with the builder to select finishes and personalize key design elements to create your dream home!*** Designed to balance modern architecture with everyday functionality, the main floor is bright and open, with large windows bringing in natural light throughout. A welcoming foyer leads into a versatile front room that can function as either a private home office or formal dining area. At the heart of the home, the kitchen combines style and practicality with full-height cabinetry, quartz countertops, a generous island, dedicated pantry storage, and a gas cooktop. Open sightlines connect the kitchen to the dining and living areas, creating an ideal layout for entertaining. The rear living room is centred around a contemporary fireplace feature and is designed as a comfortable gathering space for family and guests. Oversized bi-parting patio doors open to the backyard, enhancing the home's indoor-outdoor connection. A discreet powder room and functional mudroom with built-in storage complete the main level. Upstairs, the primary suite serves as a private retreat, featuring a vaulted ceiling, spacious walk-in closet, and a spa-inspired ensuite complete with a steam shower. Two additional bedrooms each include their own walk-in closet and private ensuite, offering exceptional comfort and privacy for family members or guests. An upper-level laundry room adds everyday convenience. The fully developed basement is designed for recreation and entertaining, highlighted by a spacious family room with custom entertainment built-ins and a stylish wet bar. A glass-enclosed fitness area/gym provides dedicated workout space, while a fourth bedroom, full bathroom, and additional storage complete the lower level. Located in the desirable community of Killarney, this home offers convenient access to 17 Avenue SW, Westbrook LRT Station, neighbourhood parks, the Killarney Aquatic & Recreation Centre, and Shaganappi Golf Course. Please note: All images shown are architectural renderings and are intended for illustrative purposes only. Images are from a similar previously completed property and are provided solely to showcase the quality of construction and anticipated finishes.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2353008 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2027 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |

| | |
|---|---|
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,963 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 3,000 sq. ft. |
| **Lot Frontage:** | 25' |
| **Front Exposure:** | West |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 2027 (Age: -) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 75HN |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | Yes |
| **Construction Material:** | Composite Siding, Concrete, Wood Frame |
| **Structure Type:** | House |

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|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Living Room |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Laundry Room |
| **City Quadrant:** | Southwest |
| **Community:** | Killarney/Glengarry |
| **Appliances:** | Built-In Range, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Washer, Wine Refrigerator |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 16'6" × 16' · |
| **Main Floor** | Mud Room · 5' × 4' · |
| **Main Floor** | Kitchen · 19'11" × 11'7" · |
| **Main Floor** | Foyer · 8'1" × 5'4" · |
| **Main Floor** | Dining Room · 14'6" × 10'7" · |
| **2nd Floor** | Bedroom · 12' × 9'8" · |
| **2nd Floor** | Walk-In Closet · 4'10" × 4'4" · |
| **2nd Floor** | Bedroom · 11'7" × 7'9" · |

| | |
|---|---|
| **2nd Floor** | Hall · 18'1" × 3'2" · |
| **2nd Floor** | Laundry · 7'9" × 6' · |
| **2nd Floor** | Walk-In Closet · 7' × 5'10" · |
| **2nd Floor** | Bedroom - Primary · 16' × 13' · |
| **Basement** | Bedroom · 12'1" × 9'6" · |
| **Basement** | Exercise Room · 10'9" × 10'6" · |
| **Basement** | Furnace/Utility Room · 7' × 6' · |
| **Basement** | Game Room · 17'10" × 14'6" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s) |
| **Interior Features:** | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wet Bar, Wired for Data |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, City Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | R-C2 |
| **Listed Date:** | Oct 16, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2236-34-street-sw-calgary-a2353008/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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