2238 34 Street SW

Calgary | Active | MLS® A2352186

$1,450,000









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

Your next move starts with a conversation.

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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	A2352186
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

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 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2238-34-street-sw-calgary-a2352186/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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