

\$1,100,000 - 2632 30 Street Sw, Calgary

MLS® #A2195517

\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,101 sqft
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this BEAUTIFUL and LUXURIOUS semi-detached infill located in the desirable community of Killarney and offering a HUGE mortgage helper with a SUITED LEGAL basement! You can live in the UPPER 2,100 SQ FT space which includes 3 BED and 2.5 BATH and RENT the PRIVATE 1 BED 937 SF ST legal basement suite.

Killarney is the perfect neighbourhood for young professionals and families alike and is conveniently located to shopping, amenities, restaurants, public transportation, and great schools/parks. This home is located on a deep lot 150 ft and offers open concept living, high ceilings; 10ft on the main level/9ft on upper, beautiful lighting and plumbing fixtures, European windows and an abundance of natural light. The backyard includes a concrete patio and is sunny south facing.

As you enter the home, you will find the spacious foyer and front closet with built-in shelving and hanging racks. The kitchen includes a beautiful farmhouse hood fan, ceiling-height cabinets, QUARTZ backsplash, a MASSIVE island with gorgeous quartz countertops and ample seating, stainless-steel appliances including a cooler. The living room includes lots of windows allowing for tons of natural light, a GAS and tiled fireplace for those warm and cozy days. There are cabinets and shelving to make this home your own and providing enough storage space.

The upper level includes the primary ensuite with a tasteful feature wall, walk-in-closet with



built-in shelving/hanging, while the ensuite bathroom offers heated floors, a freestanding soaker tub, and a fully tiled shower with glass doors. The laundry room is included on this floor, as well as 2 other great size bedrooms and a 5pc bathroom.

The legal suited basement has a private separate entrance from the side of the house AND from the kitchen on the main level. The legal suite includes a great size bedroom, 4pc bathroom, linen closet and storage under the stairs. The kitchen features ceiling-height cabinets, quartz countertops, a built-in pantry, a dual undermount sink, a fridge, an electric range, and a dishwasher. There's also a spacious living/dining room and in-suite laundry. You don't want to miss out on this great property. Book a showing with your favourite realtor!

Built in 2024

Essential Information

MLS® #	A2195517
Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,101
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2632 30 Street Sw
Subdivision	Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 2M2

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Built-in Features, Double Va
Floorplan, Quartz Counters
Soaking Tub, Walk-In Closet
Appliances Bar Fridge, Dishwasher, Dr
Refrigerator, Washer
Heating In Floor, Fireplace(s), Forced
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features BBQ gas line, Private Yard, Private Entrance
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance
Landscape
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 20th, 2025
Days on Market 46
Zoning R-C2

Listing Details

Listing Office eXp Realty



deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.