



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2229 30 Street, Calgary T3E 2L7**

MLS®#: **A2163556** Area: **Killarney/Glengarry** Listing Date: **09/06/24** List Price: **\$859,990**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,636**  
 Low Sqft:  
 Ttl Sqft: **1,636**

DOM

**12**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Barbecue,BBQ gas line,Garden,Lighting,Playground,Private Entrance,Private Yard**  
 Construction: **Brick,Stucco**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Wine Refrigerator**  
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Pantry,Skylight(s),Soaking Tub,Steam Room,Stone Counters,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`6" x 5`6"	Dining Room	Main	11`6" x 12`6"
Kitchen	Main	15`4" x 12`5"	2pc Bathroom	Main	4`11" x 5`0"
Living Room	Main	13`6" x 13`8"	Mud Room	Main	12`0" x 3`8"
Bedroom	Second	9`8" x 10`8"	Bedroom	Second	13`3" x 9`0"
4pc Bathroom	Second	4`10" x 7`10"	Bedroom - Primary	Second	13`5" x 12`6"
Walk-In Closet	Second	7`5" x 5`2"	5pc Ensuite bath	Second	10`0" x 9`0"
Bedroom	Basement	12`10" x 9`11"	4pc Bathroom	Basement	4`11" x 9`10"

Furnace/Utility Room

Basement

6`7" x 10`0"

Laundry  
Legal/Tax/Financial

Basement

8`8" x 5`1"

Title:  
**Fee Simple**  
Legal Desc:

**6155AD**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Welcome Home to the well sought out neighborhood of Killarney. This stylish infill offers over 2300 sq ft of beautifully designed bright and open living space! The home is just minutes to trendy neighbourhood hot spots, the Killarney Aquatic & Rec Centre, Parks and LRT, easy access to 17th Avenue & Bow Trail, Westbrook Mall & LRT, Shaganappi Point golf course & downtown. This home boasts a spacious and open modern layout with 4 bedrooms, 3.5 baths, and 10' ceilings. The sleek open kitchen is the centerpiece, featuring a stunning granite island perfect for entertaining. West facing patio that gives great afternoon sunlight in the evenings. East facing front kitchen feat morning light for morning at breakfast - large wall of windows for living room with patio doors. Deck with 2 natural gas outlet - for BBQ and for outdoor NG fire feature, perfect for entertaining. The second floor boasts the spacious master bedroom with 5pc ensuite bathroom, which is a haven of luxury, featuring a skylight that bathes the space in natural light. Indulge in relaxation with the free-standing insulated soaker tub and steam shower. The lower level includes wet bar with wine fridge, pre-wired for cinema projector & steps away from the fourth bedroom & bathroom, and laundry room with sink, counter and storage cabinets that are the finishing touches to the fully developed area. This prime location is ready to move-in and complete for any family. Call your favorite realtor today for your own private viewing.**

Inclusions:  
Property Listed By: **No  
Grand Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















