



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2433 30 Street, Calgary T3E 2L9**

MLS®#: **A2165519** Area: **Killarney/Glengarry** Listing Date: **10/15/24** List Price: **\$940,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2017**  
 Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,840**  
 Low Sqft:  
 Ttl Sqft: **1,840**

DOM

**37**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **3**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator**  
 Int Feat: **Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`9" x 6`7"	Dining Room	Main	9`9" x 12`8"
Kitchen	Main	18`11" x 13`10"	Living Room	Main	14`8" x 13`11"
Mud Room	Main	9`6" x 5`6"	2pc Bathroom	Main	6`4" x 5`6"
Bedroom - Primary	Upper	13`1" x 12`8"	Walk-In Closet	Upper	9`4" x 6`10"
5pc Ensuite bath	Upper	12`3" x 8`7"	4pc Bathroom	Upper	8`8" x 7`2"

Laundry  
Bedroom  
Other  
Bedroom  
Furnace/Utility Room

Upper 5`5" x 8`7"  
Upper 11`0" x 9`10"  
Basement 8`1" x 3`9"  
Basement 11`5" x 12`11"  
Basement 10`8" x 7`3"

Bedroom  
Family Room  
3pc Bathroom  
Walk-In Closet  
Storage

Upper 10`11" x 9`9"  
Basement 17`3" x 15`6"  
Basement 4`11" x 8`1"  
Basement 4`6" x 8`2"  
Basement 7`3" x 7`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **1855W**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Centrally located in the vibrant neighborhood of Killarney, this stunning modern two-story duplex is an ideal home for families or groups seeking both comfort and convenience. Just minutes away from Calgary's renowned 17th Avenue, you will have easy access to some of the city's finest restaurants and pubs, as well as Westbrook Mall, the Westbrook LRT, and Downtown Calgary. This beautifully designed duplex features hardwood floors, an open floor plan that seamlessly connects the main living areas, and large bright windows making it perfect for entertaining. Spend quality time with friends and family in the spacious main floor or the finished basement living rooms, or enjoy a delightful BBQ on the outdoor patio. The gourmet kitchen is a chef's dream, equipped with professional-grade appliances that make cooking a pleasure. The home boasts three generously sized bedrooms, including a luxurious master suite with a large soaker tub in the ensuite bathroom plus a walk in closet, providing a perfect retreat after a long day. Some additional features you will find are: 3 full bathrooms and 1 half bathroom, ensuring ample facilities for all residents and guests. A convenient two-car garage for secure parking and additional storage. A beautifully landscaped backyard, ideal for outdoor activities and relaxation. Your Finished Basement is Complete with a wet bar, a 4-piece bathroom, and an additional bedroom featuring a queen bed, perfect for guests or extended family This duplex combines modern living with an unbeatable location, making it a must-see for anyone looking to enjoy the best of Calgary. Don't miss the opportunity to make this exceptional property your new home!**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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









