



THE
A-TEAM

**RE/MAX
FIRST**

2632 30 Street, Calgary T3E 2M2

MLS® #: **A2170216** Area: **Killarney/Glengarry** Listing Date: **10/03/24** List Price: **\$1,185,000**
 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: **2024**
Lot Information
 Lot Sz Ar: **6,447 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **2,077**
 Low Sqft:
 Ttl Sqft: **2,077**

DOM

3
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: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance**
 Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`2" x 21`0"	Dining Room	Main	11`3" x 18`8"
Living Room	Main	14`9" x 16`6"	Bedroom - Primary	Upper	14`5" x 16`7"
Bedroom	Upper	9`1" x 11`10"	Bedroom	Upper	8`11" x 10`10"
Laundry	Upper	5`10" x 8`4"	Bedroom	Suite	11`11" x 13`2"
Living/Dining Room Combination	Suite	14`1" x 15`6"	Kitchenette	Suite	8`6" x 10`0"
Laundry	Suite	3`3" x 4`0"	2pc Bathroom	Main	
5pc Bathroom	Upper		5pc Ensuite bath	Upper	

4pc Bathroom

Suite

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

2411662

Remarks

Pub Rmks:

OPEN HOUSE SAT OCT 5 1-3!! This exquisite property offers over 2,000 square feet of meticulously designed living space, featuring a fully finished legal suite with a private entrance. The main level boasts a bright and open floor plan, highlighted by a gourmet kitchen equipped with high-end stainless steel appliances, pristine white cabinetry, and luxurious quartz countertops. The living room is centred around a cozy gas fireplace, flooded with natural light from expansive windows and is complemented by soaring 10-foot ceilings, which are echoed in the basement, with 9-foot ceilings on the upper floor. Elegant 8-foot doors and a striking black-and-white color scheme in the bathrooms add a touch of sophistication throughout. The upper level hosts three generously sized bedrooms, including a primary suite that offers a spa-like 5-piece ensuite with heated floors, alongside a conveniently located laundry room. Engineered hardwood floors on the main and upper levels enhance the home's timeless appeal. The basement features a self-contained legal suite, complete with a full kitchen with SS appliances, one bedroom, and a 4-piece bathroom, making it ideal for guests or rental opportunities. Outside, a spacious yard, a patio with a gas line for BBQs, and a double detached garage provide ample space for outdoor living. Located in a prime area with an easy commute to downtown, this home is the perfect blend of luxury, convenience, and modern design.

Inclusions:
Property Listed By:

N/A
eXp Realty

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













