



THE
A-TEAM

**RE/MAX
FIRST**

2634 30 Street, Calgary T3E 2M2

MLS®#: **A2174155** Area: **Killarney/Glengarry** Listing Date: **10/24/24** List Price: **\$1,150,000**
 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: **3,222 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Native Plants**
 Park Feat: **Double Garage Detached**

DOM

28
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: **In Floor,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`5"	Dining Room	Main	11`4" x 18`9"
Kitchen	Main	12`2" x 22`4"	Living Room	Main	16`7" x 18`3"
4pc Bathroom	Upper	6`4" x 11`3"	5pc Ensuite bath	Upper	8`4" x 13`0"
Bedroom	Upper	9`1" x 11`10"	Bedroom	Upper	9`0" x 13`10"
Laundry	Upper	8`5" x 5`8"	Bedroom - Primary	Upper	16`7" x 21`4"
4pc Bathroom	Basement	8`3" x 8`6"	Bedroom	Basement	15`7" x 12`3"
Kitchen	Basement	8`6" x 10`3"	Living/Dining Room Combination	Basement	15`7" x 22`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

2411662

Remarks

Pub Rmks:

Welcome to this BEAUTIFUL and LUXURIOUS semi-detached infill located in the desirable community of Killarney offering a HUGE mortgage helper with a SUITED LEGAL basement! You can live in the upper 2,100 SQ FT space which offers 3 BED and 2.5 BATH AND rent the PRIVATE 1 BED 943 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, 8ft doors, beautiful lighting and plumbing fixtures, European windows and an abundance of natural light. The backyard includes a concrete patio and is south facing. As you enter the home, you will find the spacious foyer and front closet with built-in shelving. 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 floor-to-ceiling TILED gas fireplace to make it feel warm and cozy. There are cabinets and shelving to make this home your own and providing enough storage space. The upper floor 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 4pc 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!

Inclusions:
Property Listed By:

N/A
eXp Realty

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









