



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2632 30 Street, Calgary T3E 2M2**

MLS® #: **A2182298**

Area: **Killarney/Glengarry**

Listing Date: **12/05/24**

List Price: **\$1,120,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,077**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**2,077**

Lot Information

Lot Sz Ar:

**6,447 sqft**

Lot Shape:

DOM

**48**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Lane,Back Yard**

Park Feat:

**Double Garage Detached**

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
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 21`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`9" x 16`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 11`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`10" x 8`4"</b>
<b>Living/Dining Room Combination</b>	<b>Suite</b>	<b>14`1" x 15`6"</b>
<b>Laundry</b>	<b>Suite</b>	<b>3`3" x 4`0"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 18`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`5" x 16`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`11" x 10`10"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>11`11" x 13`2"</b>
<b>Kitchenette</b>	<b>Suite</b>	<b>8`6" x 10`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>	

**4pc Bathroom**

**Suite**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**2411662**

Remarks

Pub Rmks: **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 colour 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: **N/A**  
Property Listed By: **eXp Realty**

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











