



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

16

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

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

4pc Bathroom

Suite

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

2411662

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY DEC 8 FROM 2-4! 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:
Property Listed By: **N/A**
eXp Realty

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











