

3018 30 Street SW  
Calgary, Alberta

MLS # A2281634



# \$1,111,000

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,262 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Light		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** N/A

\*OH | Saturday & Sunday | January 31 & February 1 | 2-4:30pm\* Enjoy luxurious modern inner city living in the heart of friendly Killarney. Offering an incredible 3379 sqft of living space with 5 bedrooms and 3.5 bathrooms, high ceilings, generous spaces, and an exceptional setting across from a large green space and a highly regarded school. The main floor features a stylish living room with a chic Montego fireplace, an open dining area ideal for large gatherings, and a sleek kitchen equipped with European cabinets, a large quartz island with seating, gas cooktop, built in refrigerator, and walk in pantry. A spacious family room opens to a sizeable deck perfect for outdoor dining and relaxation, overlooking a private backyard, while a rear mud room and detached two car garage with alley access add everyday ease. Upstairs, the primary suite is a true retreat with vaulted ceilings, a private balcony, and a shared fireplace connecting the bedroom to a luxurious ensuite with multi-head rain shower, dual sinks, a deep soaker tub, and enclosed toilet. There are two more sunny bedrooms, a family washroom and a laundry room with wash sink on the upper level. The lower level offers a versatile recreation room well suited for a home gym, playroom, media space, or games area, along with two additional bedrooms, storage and a full bathroom. Located in a vibrant, family friendly neighbourhood with an active community centre, excellent schools, nearby shops and services, and convenient access to major roadways, this home delivers modern comfort and an outstanding lifestyle.