

3018 30 Street SW
Calgary, Alberta

MLS # A2281634



\$1,111,000

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

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
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)		
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.