# \$1,089,900 - 2636 30 Street Sw, Calgary

MLS® #A2226039

## \$1,089,900

3 Bedroom, 5.00 Bathroom, 2,093 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Modern Luxury in Killarney | 3 Bed | 5 Bath | High-End Finishes Throughout

This stunning Killarney duplex offers over 2,500 sq. ft. of beautifully finished living space, featuring 3 bedrooms, 5 bathrooms, and a layout designed for modern living and entertaining.

The main level boasts 9-ft ceilings, wide-plank hardwood floors, and a striking open-riser staircase. The chef's kitchen includes floor-to-ceiling cabinetry, built-in appliances, a massive island, and matte black finishes. A dedicated office nook, stylish powder room, and sunlit living room with tile-wrapped fireplace complete the space.

Upstairs, the luxurious primary suite includes a spa-like ensuite with a soaker tub, glass shower, dual sinks, and a fully built-in walk-in closet. A spacious second bedroom, bonus room, full laundry, and main bath offer functionality and comfort.

The fully developed basement features a large rec area, full wet bar, powder room, third bedroom with private ensuite, and in-floor heating plus second laundry hookup.

Outside, enjoy a landscaped backyard with concrete patio and BBQ hookup, a rare drive-through double garage, and extra covered parking.







Move-in ready, beautifully designed, and loaded with upgrades â€" this home is a must-see. Book your private tour today!

#### Built in 2017

### **Essential Information**

MLS® # A2226039 Price \$1,089,900

Bedrooms 3
Bathrooms 5.00
Full Baths 3

Half Baths 2

Square Footage 2,093 Acres 0.07 Year Built 2017

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 2636 30 Street Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 2M2

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Carport, Double Garage Detached, Garage Door Opener,

Heated Garage, Paved

# of Garages 2

#### Interior

Interior Features Bar, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers,

Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Wired for

Data, Wired for Sound

Appliances Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher,

Dryer, Garage Control(s), Garburator, Humidifier, Induction Cooktop,

Range Hood, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Landscaped, Level, Low Maintenance Landscape,

Rectangular Lot, Paved

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 29th, 2025

Days on Market 85

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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