

\$965,000 - 2629 30 Street Sw, Calgary

MLS® #A2216494

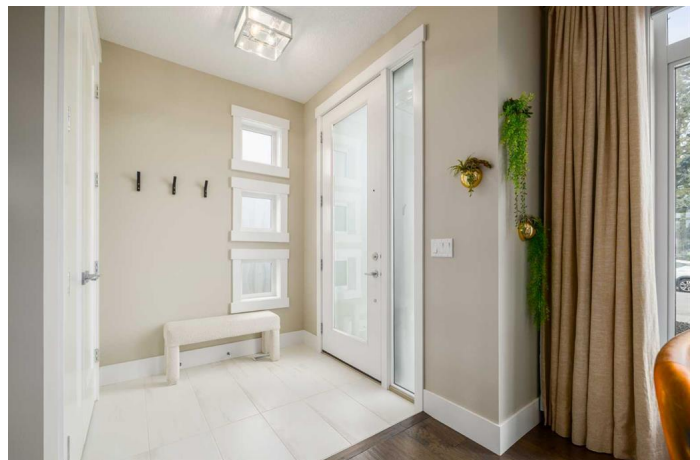
\$965,000

4 Bedroom, 4.00 Bathroom, 1,985 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this beautifully crafted duplex, perfectly situated on a peaceful, tree lined street in the desirable community of Killarney. Upon entering you are greeted by rich hardwood flooring, soaring 9ft ceilings, and a bright, open concept layout that seamlessly blends style and functionality. With desirable East and West exposure, this home is flooded with natural sunlight throughout the day. The spacious front dining area features floor-to-ceiling windows, creating an inviting space for entertaining. At the heart of the home is a chef-inspired kitchen boasting an impressive 11ft island, two-toned custom cabinetry, sleek stainless steel appliances including a gas range, quartz countertops, and a striking tile backsplash. The sun drenched living room showcases a cozy tiled fireplace and overlooks the West facing, low-maintenance backyard. A mudroom with built-in storage and a stylish half bath complete the main floor. Heading upstairs, you'll find a total of 3 bedrooms. Two generous sized bedrooms with large closets and tinted windows for privacy, ideal for kids or guests. The primary suite is a true retreat, offering vaulted 10ft ceilings, large windows, a walk-in closet with custom built-ins, and a beautiful reclaimed wood sliding barn door. The spa-like 5pc ensuite invites you to unwind with a deep soaker tub, dual vanities, and a glass-enclosed shower. A large 4pc bathroom and a laundry room are also located on this floor for added convenience. The fully finished



basement expands your living space with a 4th bedroom (currently used as a gym) featuring a walk-in closet, a 4pc bathroom, and a large rec room with a second fireplace, perfect for movie nights or hosting friends. Outside you will find a large WEST facing deck with privacy glass and a gas line for bbq'ing on those summer nights. The low-maintenance yard features a stone patio, fenced yard, and fully landscaped with mature aspen trees. Other noteworthy features include air conditioning, a water softener, custom up/down blinds, and a rough-in for central vacuum. Killarney is a wonderful community for those seeking a vibrant lifestyle, with nearby playgrounds, a skating rink, tennis courts, and a soccer field. The community center offers a fitness facility, pool, and year-round programming for all ages. Close to top-rated schools, shopping, transit, and just minutes to Shaganappi Golf Course. With easy access to downtown, the University of Calgary, and the mountains, this location is truly unbeatable.

Built in 2015

Essential Information

MLS® #	A2216494
Price	\$965,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,985
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2629 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air
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 Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	7
Zoning	H-GO

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.