



**GRASSROOTS**  
REALTY GROUP

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**2629 30 Street SW**  
**Calgary, Alberta**

**MLS # A2216494**



**\$965,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,985 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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)

**Inclusions:** Bookshelf on Main Level

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.