



GRASSROOTS
REALTY GROUP

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2636 30 Street SW
Calgary, Alberta

MLS # A2257474



\$999,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,093 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Alley Access, Carport, Double Garage Detached, Garage Door Opener, Heated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Paved, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	N/A		

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 — this home is a must-see. Book your private tour today!