



**3018 30 Street SW**  
**Calgary, Alberta**

**MLS # A2281634**



**\$995,500**

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

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

**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

A rare location on a mature tree lined street facing a park sits this unassuming attached custom built 2010 modern infill. Offering 3379 sqft of refined living space with 3+2 bedrooms, 3.5 bathrooms, 9' high ceilings, and a 150" deep lot. A custom 8' tall solid wood front door leads to open concept main floor, featuring two living room spaces, a Montego fireplace, a large expandable dining area ideal for larger gatherings, and a sleek kitchen equipped with European cabinets, a quartz island with seating, gas cooktop, panelled refrigerator, and walk in pantry. A spacious family room opens to a back deck perfect for outdoor dining and relaxation, overlooking the backyard, additionally there is a rear spacious mud room and detached two car garage. Upper level features the primary bedroom with vaulted ceilings, a private balcony, a fireplace, spa like ensuite. with multi-head rain shower, dual sinks, a deep soaker tub, and enclosed toilet. Additionally there are two more well sized bedrooms, a family washroom and a laundry room with wash sink that complete the upper level. The lower level offers a flex games area, media room, 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.