# \$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
Туре	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 Parking	2 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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