

# \$985,000 - 2638 30 Street Sw, Calgary

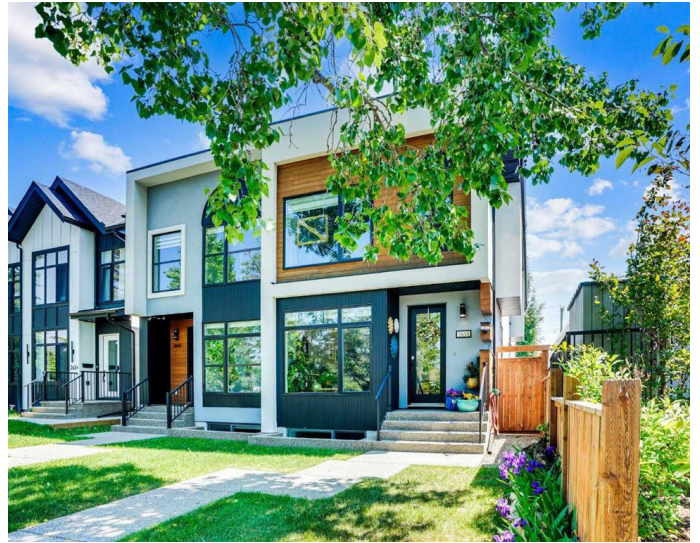
MLS® #A2229947

## \$985,000

3 Bedroom, 5.00 Bathroom, 2,112 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

open house Sunday July 27th 1:00 pm - 3:00 pm-----Welcome home to this stunning semi-detached property located in the highly sought after community of Killarney. Loaded with upgrades and designed for modern living. Offering over 2100 ft.Â² of beautifully finished space, this three bedroom, five bathroom home has style, comfort and functionality. Step inside to an inviting open concept layout, perfect for hosting, featuring soaring 9 foot ceilings, hardwood flooring, and a custom wall unit with fireplace. The chefs kitchen is equipped with sleek, stainless steel appliances, a large island and ample cabinetry. Enjoy the convenience of both front and rear entrance custom, floor to ceiling closets. Additional features include in-floor heating at the main stair landing, central air conditioning, and a central vacuum system. Going upstairs you are greeted with an extra wide open rise staircase. Flooded with natural light from wide windows and a striking skylight, the upper level includes a versatile flex room, perfect as a home office or bonus room. The primary suite is a true retreat, featuring oversized windows, a spa inspired ensuite with a hanging soaker tub, walk-in shower and a walk-in closet with custom built-ins. In addition to another spacious bedroom, a full bathroom and a beautifully appointed laundry room with custom cabinetry in addition to a second set of hookups in the lower level. The fully developed basement offers even more space with a large rec/flex room, a stylish wet bar, a guest bath,



and a third bedroom complete with its own en-suite. The home is roughed in for basement in-floor heating, and features a tank-less hot water system, and premium finishes throughout. Out back you'll find a detached double garage with overhead door from the yard, a generously sized fenced and treed backyard, a concrete patio with a gas barbecue hook up, perfect for summer gatherings. This home has a great location, minutes to downtown, schools, shopping and close to public transit. Loaded with upgrades, and meticulously maintained, this home won't last! Book your private showing with your favorite Realtor!

Built in 2015

### **Essential Information**

MLS® #	A2229947
Price	\$985,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,112
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2638 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3E 2M2

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Skylight(s)  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Tankless Water Heater, Window Coverings, ENERGY STAR Qualified Refrigerator, Washer/Dryer  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Many Trees  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 12th, 2025  
Days on Market 50  
Zoning R-CG

### Listing Details

Listing Office CIR Realty

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