



## 2634 30 Street Calgary Alberta

\$1,120,000

Welcome to this BEAUTIFUL and LUXURIOUS semi-detached infill located in the desirable community of Killarney offering a HUGE mortgage helper with a SUITED LEGAL basement! You can live in the upper 2,100 SQ FT space which offers 3 BED and 2.5 BATH AND rent the PRIVATE 1 BED 943 SF ST legal basement suite. Killarney is the perfect neighbourhood for young professionals and families alike and is conveniently located to shopping, amenities, restaurants, public transportation, and great schools/parks. This home is located on a deep lot 150 ft and offers open concept living, high ceilings 10ft on the main level/9ft on upper, 8ft doors, beautiful lighting and plumbing fixtures, European windows and an abundance of natural light. The backyard includes a concrete patio and is south facing. As you enter the home, you will find the spacious foyer and front closet with built-in shelving. The kitchen includes a beautiful farmhouse hood fan, ceiling-height cabinets, quartz backsplash, a MASSIVE island with gorgeous quartz countertops and ample seating, stainless-steel appliances including a cooler. The living room includes lots of windows allowing for tons of natural light, a GAS and floor-to-ceiling TILED gas fireplace to make it feel warm and cozy. There are cabinets and shelving to make this home your own and providing enough storage space. The upper floor includes the primary ensuite with a tasteful feature wall, walk-in-closet with built-in shelving/hanging, while the ensuite bathroom offers heated floors, a freestanding soaker tub, and a fully tiled shower with glass doors. The laundry room is included on this floor, as well as 2 other great size bedrooms and a 4pc bathroom. The legal suited basement has a private separate entrance from the side of the house AND from the kitchen on the main level. The legal suite includes a great size bedroom, 4pc bathroom, linen closet and...

4pc Bathroom 8.25 Ft x 8.50 Ft

Bedroom 15.58 Ft x 12.25 Ft

Kitchen 8.50 Ft x 10.25 Ft

Living room/Dining room 15.58 Ft x 22.00 Ft

2pc Bathroom 4.92 Ft x 5.42 Ft

Dining room 11.33 Ft x 18.75 Ft

Living room 16.58 Ft x 18.25 Ft

4pc Bathroom 6.33 Ft x 11.25 Ft

5pc Bathroom 8.33 Ft x 13.00 Ft

Bedroom 9.08 Ft x 11.83 Ft

Bedroom 9.00 Ft x 13.83 Ft

Laundry room 8.42 Ft x 5.67 Ft

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Listing Presented By:



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eXp Realty

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

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Kitchen 12.17 Ft x 22.33 Ft

Primary Bedroom 16.58 Ft x 21.33 Ft