



## 2632 30 Street Calgary Alberta

\$1,120,000

OPEN HOUSE SUNDAY DEC 8 FROM 2-4! This exquisite property offers over 2,000 square feet of meticulously designed living space, featuring a fully finished legal suite with a private entrance. The main level boasts a bright and open floor plan, highlighted by a gourmet kitchen equipped with high-end stainless steel appliances, pristine white cabinetry, and luxurious quartz countertops. The living room is centred around a cozy gas fireplace, flooded with natural light from expansive windows and is complemented by soaring 10-foot ceilings, which are echoed in the basement, with 9-foot ceilings on the upper floor. Elegant 8-foot doors and a striking black-and-white colour scheme in the bathrooms add a touch of sophistication throughout. The upper level hosts three generously sized bedrooms, including a primary suite that offers a spa-like 5-piece ensuite with heated floors, alongside a conveniently located laundry room. Engineered hardwood floors on the main and upper levels enhance the home's timeless appeal. The basement features a self-contained legal suite, complete with a full kitchen with SS appliances, one bedroom, and a 4-piece bathroom, making it ideal for guests or rental opportunities. Outside, a spacious yard, a patio with a gas line for BBQs, and a double detached garage provide ample space for outdoor living. Located in a prime area with an easy commute to downtown, this home is the perfect blend of luxury, convenience, and modern design. (id:6769)

Kitchen 12.17 Ft x 21.00 Ft

Dining room 11.25 Ft x 18.67 Ft

Living room 14.75 Ft x 16.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.42 Ft x 16.58 Ft

Bedroom 9.08 Ft x 11.83 Ft

Bedroom 8.92 Ft x 10.83 Ft

Laundry room 5.83 Ft x 8.33 Ft

5pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 11.92 Ft x 13.17 Ft

Living room/Dining room 14.08 Ft x 15.50 Ft

Other 8.50 Ft x 10.00 Ft

Laundry room 3.25 Ft x 4.00 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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<http://www.justinhavre.com/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)