



## 1913 30 Street Calgary Alberta

\$644,900

Experience inner city living at its finest in this stunning, modern townhome in the heart of Killarney. Dripping with style, this exquisite home is ideally located across from a park and aquatic center, and provides incredible access to downtown, the c-train, 17th Avenue and more. As you enter the home, you are greeted by a spacious entryway that provides you with your own landing with an expansive closet - perfect for greeting guests or preparing for your outdoor adventures. The open concept living space flows seamlessly and is perfect for entertaining and sufficiently sized for big groups, unlike the typical townhome. The main floor boasts spacious 9-foot ceilings, designer lighting, engineered hardwood floors, and exudes style and pride of ownership. The impressive kitchen features a spacious island with quartz countertops, tons of prep space, pendant lighting, bar seating, and is dripping with upgrades including a stylish subway tile backsplash, LED pot lighting, high end appliances, soft close cabinets and much more. Gather guests in the living room around the cozy gas fireplace with stylish tile surround and a mantle. Through a sliding glass door, the living room spills out onto the sizeable 110sqft west facing patio with natural gas hookups - perfect for unwinding on relaxing summer evenings. The main floor is finished off with a beautifully appointed powder room. Upstairs features two west facing primary bedrooms, each with their own ensuite bathrooms, and a massive walk-in closet. The spacious lower-level features also showcases high ceilings giving it an airy feel, unlike other townhomes. The basement is brilliantly laid out with multiple storage rooms, a large main living area, which is perfect a media space with room for a Murphy bed / pullout couch, and includes a beautiful 4-piece bathroom for guests. Avoid narrow three level living and choose this we...

Storage 5.42 Ft x 3.17 Ft

Storage 6.75 Ft x 6.42 Ft

Furnace 8.33 Ft x 6.75 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Family room 13.50 Ft x 13.00 Ft

Kitchen 12.58 Ft x 8.33 Ft

Dining room 9.08 Ft x 8.33 Ft

2pc Bathroom 6.92 Ft x 3.00 Ft

Primary Bedroom 14.00 Ft x 10.58 Ft

Other 8.50 Ft x 5.92 Ft

4pc Bathroom 8.50 Ft x 7.50 Ft

Bedroom 14.17 Ft x 9.17 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Living room 11.50 Ft x 8.75 Ft

4pc Bathroom 7.58 Ft x 5.25 Ft