



## 1919 30 Street Calgary Alberta

\$614,900

Luxury in the Heart of Killarney Perfectly positioned on a tree-lined street directly across from the Killarney Aquatics Center and park, this sophisticated rear-unit townhome offers a premium blend of privacy and urban convenience. The main level features soaring 9' ceilings and quality engineered flooring throughout an inviting, open-concept floor plan. The centerpiece kitchen is designed for both style and utility, boasting quartz countertops, a central island, a full appliance package, and ample storage within extended-height cabinetry and a separate pantry. The living area, anchored by a cozy gas fireplace, flows effortlessly into the dining space, creating an ideal layout for daily living and entertaining. The upper level is thoughtfully configured with two primary bedrooms, each offering the convenience of its own private ensuite. The main primary suite includes a walk-in closet and a 4-piece ensuite with dual sinks. Downstairs, the fully developed basement provides valuable additional living space, featuring a large recreation room, a quiet private office, a well-appointed 4-piece bath, and dedicated laundry and storage area. Includes central air conditioning and a water softener system. Outside, the property features a single garage and a private outdoor area perfect for enjoying the vibrant neighborhood atmosphere. This home offers the rare opportunity to live just steps away from Killarney's local cafes, boutique shops, and premier recreation facilities while maintaining the quiet retreat of a rear-positioned unit. (id:6769)

Primary Bedroom 14.00 Ft x 10.67 Ft

Other 6.92 Ft x 6.00 Ft

4pc Bathroom 8.42 Ft x 7.33 Ft

Bedroom 10.42 Ft x 9.08 Ft

4pc Bathroom 7.75 Ft x 5.17 Ft

Family room 13.42 Ft x 13.08 Ft

Other 6.83 Ft x 6.33 Ft

4pc Bathroom 7.58 Ft x 6.33 Ft

Furnace 8.08 Ft x 6.83 Ft

Living room 11.50 Ft x 11.83 Ft

Kitchen 13.00 Ft x 8.67 Ft

Dining room 9.08 Ft x 7.83 Ft

Foyer 7.25 Ft x 4.00 Ft

2pc Bathroom 6.92 Ft x 2.92 Ft

Other 10.75 Ft x 7.83 Ft

Listing Presented By:



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