

2620 30 Street Calgary Alberta

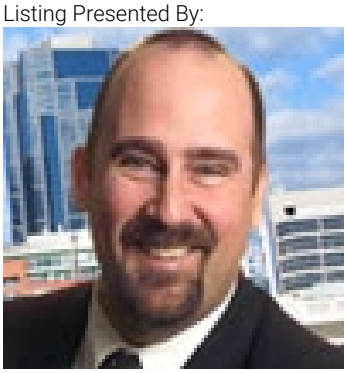
$1,245,000

OVERVIEW: A well-appointed home on an extra-deep 25' x 150' lot in Killarney, offering generous ceiling heights and a separate, fully independent legal lower suite. LOT: Extra-deep 25' x 150' lot, 30' longer than standard 120' lots, providing a full backyard with patio. Main Floor (10' ceilings): Engineered hardwood in main living areas, gourmet kitchen with custom dark gray and walnut-grain cabinetry, titanium black granite countertops, Bosch stainless appliances, and Blanco sink, den (can serve as pantry), powder room with 2' x 4' accent tile, quartz countertop, and floating vessel vanity, mud room with ample closet space, tiled floors, and paved back alley access. UPPER LEVEL (9' ceilings): Large loft, two spacious bedrooms, master bedroom with large windows and oversized walk-in closet with built-ins, master ensuite with double vanity, freestanding tub, and dual-tone tiled shower, upper laundry with Samsung washer and dryer. LOWER LEVEL - Legal Suite (9' ceilings): Fully independent with separate entrance, two large bedrooms (one with walk-in closet), oversized egress windows, full gourmet kitchen with stainless appliances and quartz counters, four-piece bathroom with tiled surround tub and tiled floor, full laundry, large living area, luxury vinyl plank flooring. MECHANICAL: Two furnaces, RING doorbell (id:6769)

Family room 12.92 Ft x 11.33 Ft
Kitchen 12.92 Ft x 10.17 Ft
Bedroom 13.17 Ft x 10.00 Ft
Bedroom 11.25 Ft x 10.08 Ft
4pc Bathroom Measurements not available
Living room 13.25 Ft x 12.42 Ft
Dining room 13.33 Ft x 12.83 Ft
Kitchen 15.58 Ft x 19.50 Ft
Foyer 4.25 Ft x 10.25 Ft

Den 6.17 Ft x 5.83 Ft
2pc Bathroom Measurements not available
Primary Bedroom 14.25 Ft x 13.00 Ft
Bedroom 9.92 Ft x 9.92 Ft
Bedroom 9.92 Ft x 9.67 Ft
Loft 15.42 Ft x 14.50 Ft
5pc Bathroom Measurements not available
4pc Bathroom Measurements not available

Listing Presented By:



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