



# 3018 30 Street Calgary Alberta

\$1,049,000

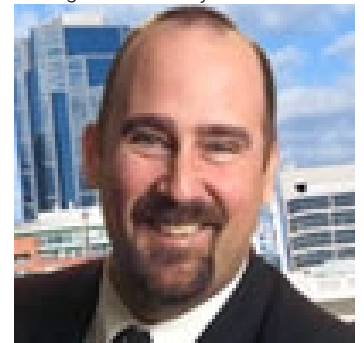
Enjoy luxurious modern inner city living in the heart of friendly Killarney. Offering an incredible 3379 sqft of living space with 5 bedrooms and 3.5 bathrooms, high ceilings, generous spaces, and an exceptional setting across from a large green space and a highly regarded school. The main floor features a stylish living room with a chic Montego fireplace, an open dining area ideal for large gatherings, and a sleek kitchen equipped with European cabinets, a large quartz island with seating, gas cooktop, built in refrigerator, and walk in pantry. A spacious family room opens to a sizeable deck perfect for outdoor dining and relaxation, overlooking a private backyard, while a rear mud room and detached two car garage with alley access add everyday ease. Upstairs, the primary suite is a true retreat with vaulted ceilings, a private balcony, and a shared fireplace connecting the bedroom to a luxurious ensuite with multi-head rain shower, dual sinks, a deep soaker tub, and enclosed toilet. There are two more sunny bedrooms, a family washroom and a laundry room with wash sink on the upper level. The lower level offers a versatile recreation room well suited for a home gym, playroom, media space, or games area, along with two additional bedrooms, storage and a full bathroom. Located in a vibrant, family friendly neighbourhood with an active community centre, excellent schools, nearby shops and services, and convenient access to major roadways, this home delivers modern comfort and an outstanding lifestyle.

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Recreational, Games room 19.33 Ft x 11.75 Ft  
 Bedroom 13.33 Ft x 10.92 Ft  
 Bedroom 14.75 Ft x 8.08 Ft  
 3pc Bathroom 8.17 Ft x 6.50 Ft  
 Storage 7.00 Ft x 6.50 Ft  
 Furnace 10.33 Ft x 9.75 Ft  
 Foyer 10.33 Ft x 5.83 Ft  
 2pc Bathroom 6.08 Ft x 4.83 Ft  
 Living room 14.25 Ft x 13.17 Ft

Kitchen 17.42 Ft x 16.08 Ft  
 Family room 21.58 Ft x 14.33 Ft  
 Other 9.67 Ft x 5.75 Ft  
 Primary Bedroom 17.08 Ft x 11.00 Ft  
 6pc Bathroom 13.17 Ft x 9.25 Ft  
 Other 9.50 Ft x 6.92 Ft  
 Bedroom 13.67 Ft x 9.67 Ft  
 Bedroom 12.75 Ft x 10.33 Ft  
 4pc Bathroom 8.75 Ft x 5.83 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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