

\$1,048,000 - 3716 30 Avenue Sw, Calgary

MLS® #A2107279

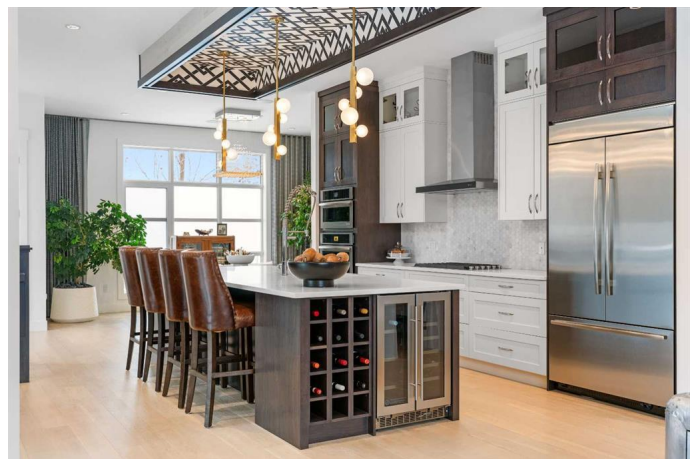
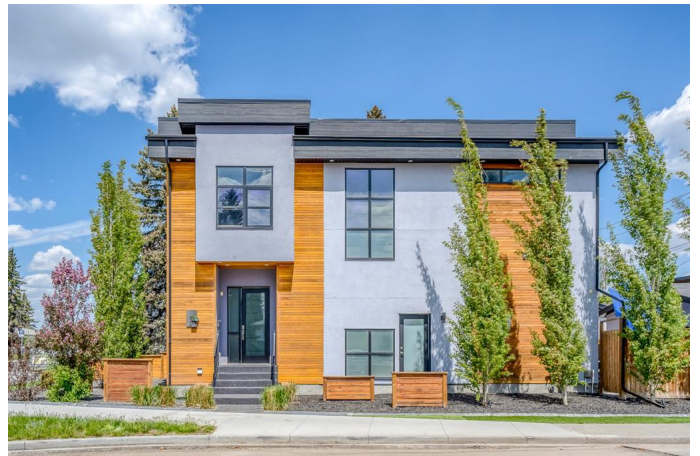
\$1,048,000

4 Bedroom, 4.00 Bathroom, 2,332 sqft

Residential on 0.08 Acres

Killarney/Glengarry, Calgary, Alberta

Are you looking for a family home that stands out from the crowd of skinny infills? Welcome to 3716 30 Ave SW, nestled in the vibrant community of Killarney on an extra-wide MC-1 corner lot and steps away from the esteemed Killarney School. This sun-drenched home offers a refreshing departure from the ordinary, boasting over 3300 sqft of living space and flooded with natural light from expansive south and west-facing windows. Step inside to discover soaring 10ft ceilings on the main floor and a layout that separates this home from the rest. Privacy is paramount thanks to large windows and advanced spray foam soundproofing throughout. The main level features an open-concept layout, ideal for entertaining and everyday family life. The gourmet kitchen, with a gas range, built-in double ovens, wine fridge, and walk-in pantry, caters to both culinary enthusiasts and busy parents alike. The spacious dining area sets the stage for memorable gatherings, while the cozy living space anchored by a gas fireplace invites relaxation. Head upstairs and discover a lavish primary suite with massive vaulted ceilings, boasting a spa-inspired 16x10 ensuite with a dual vanity, soaker tub, 2-way fireplace, and a luxurious glass shower with steam rough-in. The attached walk-in closet conveniently leads to the laundry room, streamlining daily routines for busy families. Two additional ample sized bedrooms and a well appointed 4pc bathroom complete this level. The lower level offers versatility for



families, featuring a custom wet bar, expansive family room with built-ins, space for a home gym, a fourth bedroom, and another 4pc bathroom. Outside, the professionally landscaped yard, complemented by a \$50K low-maintenance package and underground sprinkler system, ensures effortless outdoor enjoyment, plus loads of additional street parking. This exceptional home sets a new standard for luxury living and is a must-see for discerning buyers seeking comfort and style for their families.

Built in 2016

Essential Information

MLS® #	A2107279
Price	\$1,048,000
Sold Price	\$1,000,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,332
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3716 30 Avenue Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0T1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom, Stone, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	February 27th, 2024
Days on Market	12
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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