

\$1,049,900 - 2613 30 Street Sw, Calgary

MLS® #A2116385

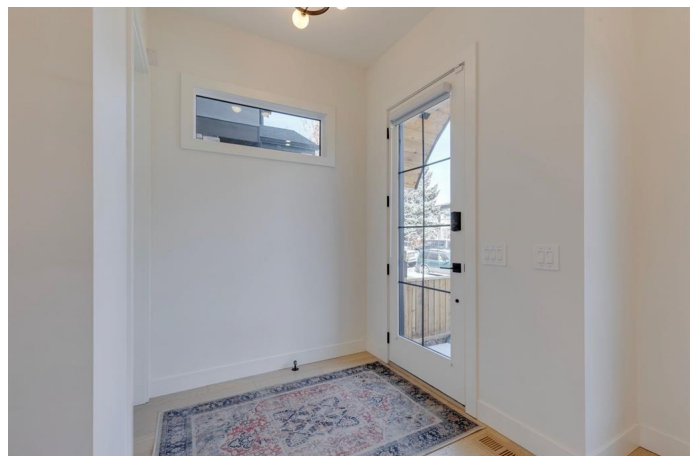
\$1,049,900

4 Bedroom, 4.00 Bathroom, 1,967 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This Luxury infill built by A|K Design & Development is located on a beautifully developed street in the heart of Killarney with a sunny West backyard. This Modern Farmhouse is built to impress with one of a kind design elements inside and out. No expense spared starting with the exterior which includes large windows, double slide patio doors, arches, cedar, board & batten and stucco. A Unique functional floor plan w/quality living space and fully landscaped yard. Upgraded 2x6 party wall w/double drywall & soundbar for ultimate sound barrier. Flat ceilings throughout with 10' on main. Wide plank Eng. Hardwood, solid core doors and open concept layout. Stunning hardwood stair with modern spindles. Bright entertaining kitchen with a large quartz island and ample of cabinet space. Living room features a floor to ceiling tiled fireplace, rustic mantle, built in's & walk out double slide patio doors onto a full width oversized deck with integrated wood privacy screens. Master boasts a grand vaulted ceiling, large walk in closet, a barn door & a spa like en-suite w/heated floors, curb less shower & a tiled feature wall. Extras to incl; A/C unit, blinds, exquisite designer black faucets & fixtures, custom closets, above grade in-ceiling speakers, insulated & Drywalled garage, Roughed in for vacuum flo, basement in-floor heat, theatre room surround sound & alarm. Smart home ready! Close to schools, amenities & transit.



Built in 2023

Essential Information

MLS® #	A2116385
Price	\$1,049,900
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,967
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2613 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Subdivided
Roof	Asphalt Shingle
Construction	Cedar, Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 25th, 2024
Days on Market	35
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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