

\$699,999 - 1, 2432 30 Street Sw, Calgary

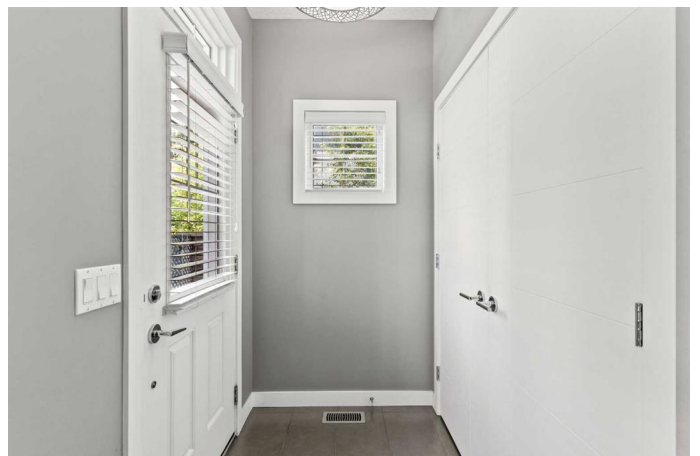
MLS® #A2157979

\$699,999

3 Bedroom, 4.00 Bathroom, 1,903 sqft
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 17th
1pm-4pm and SUNDAY AUGUST 18
2PM-4PM. A rare opportunity to live in a
luxurious townhome on a quiet street in the
heart of this highly desirable inner-city
neighborhood. Offering 2,500 total developed
sq ft, enjoy an interior space that would be
comparable to most detached homes, but with
that lock and leave lifestyle you have been
looking for. This immaculate former show
home has an extensive number of upgrades,
9'™ knockdown ceilings, wide plank
hardwood floors, upgraded plumbing (including
larger hot water tank), designer light
fixtures, Hunter Douglas blinds, and a well
thought out floor plan. The spacious living
room showcases a gas fireplace with built-ins
and a stone detail, this opens to the dining
room and kitchen making it ideal for
entertaining. The chef-inspired kitchen has
custom cabinets that reach to the ceiling, a
cabinet pantry with pulls outs for additional
storage, under cabinet lighting, timeless tile
backsplash, gorgeous stone counters with a
flush eating bar, premium SS appliances
including gas stove, built-in microwave, and
chimney hood fan. The main floor is complete
with a powder room tucked down and away for
privacy. The second level has a convenient
laundry room, and 2 well sized bedrooms. The
larger bedroom has a walk-in closet including
built-ins and a "cheater ensuite" to the 4-pc
main bath with stone counters. The entire third
level is the primary retreat! Flooded with



natural light this luxurious space has a Juliet balcony, intimate gas fireplace with stone detail, huge walk-in closet with built-ins and a lavish spa inspired ensuite, showcasing dual sinks, a fully tiled shower with 10 mm glass, a deep soaker tub, stone counters and a private water closet. The lower level is complete with an expansive rec room featuring a built-in bar, additional cabinet detail including under cabinet lights and a wine fridge; along with a 4-piece bath. Other features include a private outdoor patio with gas line and an assigned stall in the heated garage plus ample street parking for a second vehicle. Only minutes away from downtown, close to parks, shops, restaurants, schools, the rec center, bow river path system, shaganappi golf course and ctrain! Enjoy maintenance free living! Book your private showing or view the virtual tour today!

Built in 2015

Essential Information

MLS® #	A2157979
Price	\$699,999
Sold Price	\$705,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,903
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1, 2432 30 Street Sw
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Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M1

Amenities

Amenities	Other, Parking, Secured Parking, Trash
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Bar, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard, Lawn, Landscaped, Level, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 28th, 2024
Days on Market	13
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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