

\$795,000 - 2808 30 Street Sw, Calgary

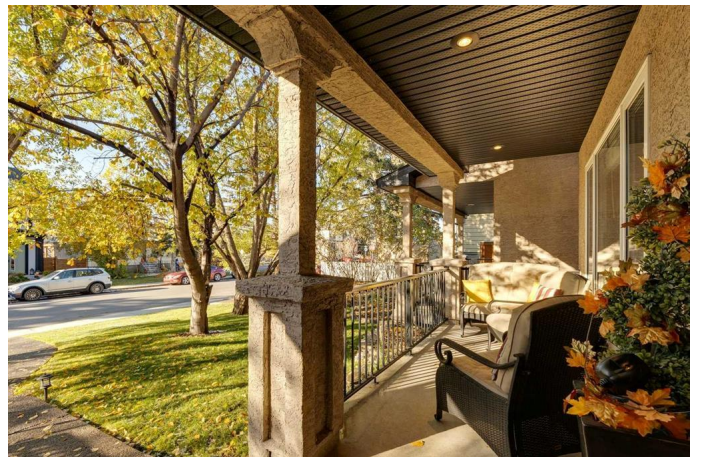
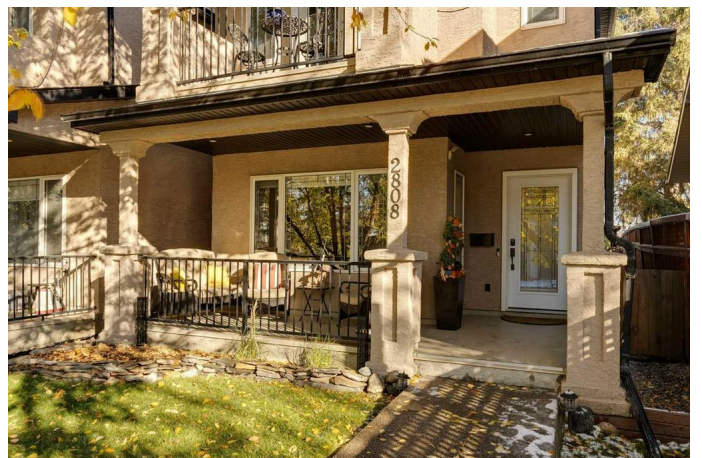
MLS® #A2174882

\$795,000

3 Bedroom, 3.00 Bathroom, 1,945 sqft
Residential on 0.09 Acres

Killarney/Glengarry, Calgary, Alberta

Located on a quiet tree-lined street, awaits this tastefully designed family home situated on an extra deep (25x150 ft) lot surrounded in privacy and mature trees. Rarely does a lot this deep come available! Offering over 2,359 sq. ft of recently updated living space on 3 levels, plus 3 generously sized bedrooms. The recently painted, open and bright main level presents high ceilings and is illuminated with recessed lights and new modern light fixtures. Off the foyer is the perfect home office space or den overlooking the front veranda and tree-lined street. Spacious dining area with plenty of space to host large family gatherings or dinner parties sides onto the tastefully designed open kitchen with granite counter tops, maple cabinetry plus a raised wrap around breakfast bar with built-in wine storage and provides counter seating for 6, a generous amount of storage including a large built-in pantry and new Kitchen-Aid and Bosch stainless steel appliances. The bright living room showcases a sleek gas fireplace with built-in art or tv niche plus generous windows on each side. Additionally, there is a mud room with access to the new deck and double detached garage plus a 2 piece guest bath completing the main level. The upper level features skylights plus large windows ensuring natural light and illuminates the way to 3 large bedrooms including the master suite boasting a vaulted ceiling, access to a private balcony overlooking the treed front yard, large walk-in closet plus a recently updated 5 piece



luxurious ensuite featuring a soothing jetted tub, new oversized glass shower, new quartz counters and cabinetry. 2 additional bedrooms both with plenty of storage space, 4 piece main bath plus a large laundry room complete with sink and storage. The lower level hosts a large family room, a considerable amount of storage space and awaits further design ideas for an additional bedroom and guest bath. Parking is a breeze with a double detached garage! Additional features include an abundance of upgrades including an updated master ensuite, new deck off the mudroom, new light fixtures, door hardware throughout plus a new front and back door, built-in sound and Ecobee smart home system, all bathrooms have new fixtures and faucets, plus the entire home was just repainted in neutral colors. This is truly an incredible opportunity to call this your home! The location is second to none close to all amenities including excellent schools, shopping and dining plus a short commute to downtown.

Built in 2001

Essential Information

MLS® #	A2174882
Price	\$795,000
Sold Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,945
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2808 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, High Ceilings, Open Floorplan, Pantry, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s), Breakfast Bar, Granite Counters, Jetted Tub, Recessed Lighting, Skylight(s), Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Dryer, Garburator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot, Treed, Back Yard, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2024
Date Sold	October 29th, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.