

# \$830,000 - 2605 30 Street Sw, Calgary

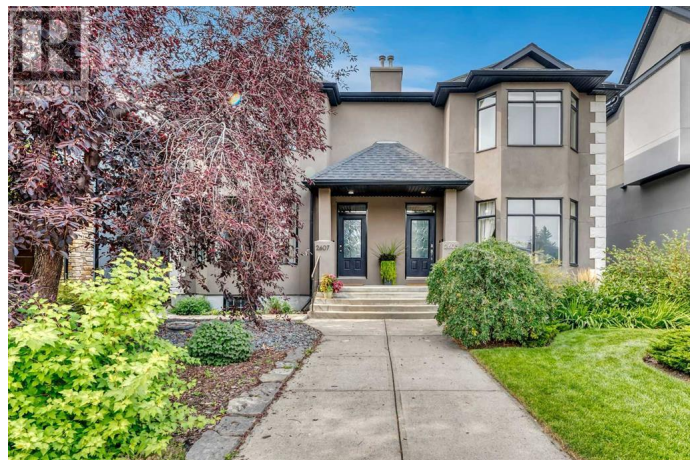
MLS® #A2260092

**\$830,000**

3 Bedroom, 4.00 Bathroom, 1,737 sqft  
Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

WOW! If you have been waiting for a great opportunity to live close to downtown but still in a quiet residential community then don't miss viewing this terrific home. This home has excellent curb appeal with NEW STUCCO EXTERIOR in April 2023 and a very open floor plan providing great flexibility in how you are able to tailor the space for your needs. The main floor of this home features recently UPGRADED HARDWOOD FLOORING: a nice entry open to the living room featuring a lovely gas fireplace with a slate surround and a mantle to hang those Christmas stockings from; a large dining room for those special dining events with the extended family; an AWESOME KITCHEN with lots of cabinet and counter space, a huge island with a breakfast bar and prep sink, a corner pantry and space for a breakfast table that overlooks the west facing backyard; a 2 piece powder room and main floor laundry complete this level. The upper level features a 4 piece main bathroom and 3 large bedrooms including a huge primary suite with room for a KING SIZED BED, a large walk-in closet and a 5 piece ensuite bathroom with a large jetted tub and a corner shower stall. The lower level is fully developed with a huge family room with endless opportunities for seating and entertainment accompanied by a 3 piece bathroom with an oversized shower stall, a storage room and even more storage available with additional closet space. As mentioned earlier the exterior of the home has been



recently redone including roof shingles and is set off by excellent landscaping both front and rear. Combined with an insulated double detached garage, great access to transportation routes, shopping and schools this is certainly a property that you don't want to miss viewing!! (id:6289)

Built in 2000

### Essential Information

Listing #	A2260092
Price	\$830,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,737
Acres	0.07
Year Built	2000
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	2605 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	t3e2m3

### Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, No Smoking Home, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Dryer, Garburator, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
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Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Stucco
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Landan Real Estate



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