



**2620 30 Street SW**  
**Calgary, Alberta**

**MLS # A2294994**



**\$1,350,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,985 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Flag Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	Basement's: Electric Stove, Dishwasher, Microwave/Hood Fan, Refrigerator, Washer, Dryer		

Discover this stunning home on an extra-large 25' x 150' lot — a rare 30' longer than the typical 120' lots in the coveted Killarney neighbourhood. The stylish exterior opens to a main floor with soaring 10' ceilings, engineered hardwood throughout the main, upper hallway and master, and a gourmet kitchen featuring custom dark gray and walnut-grain cabinetry, titanium black granite, and high-end stainless Bosch appliances with Blanco sink. Main-floor amenities include a versatile den (perfect as a pantry), powder room with 2' x 4' accent tile, quartz countertop and floating vessel vanity, mud room with abundant closet space and tiled floors, and a paved back alley. Upper living offers 9' ceilings, a large loft, spacious second and third bedrooms, a master suite with large windows, oversized walk-in closet with built-ins, luxurious ensuite with double vanity, freestanding tub and double-color tiled shower, plus an upper laundry with Samsung washer and dryer. The lower level is a fully independent legal suite with separate entrance — ideal for rental income or extended family. It features two large bedrooms (one with walk-in closet) and oversized egress windows, a full gourmet kitchen with stainless appliances and quartz counters, a four-piece stylish bathroom with tiled surround and floor, full laundry set, large living area, luxury vinyl plank flooring, and 9' basement ceilings. Additional home features include two furnaces, RING doorbell, paved back alley access, and the exceptional extra-deep lot that sets this property apart. \*The lawns in the front and back yards are AI-generated. Installation will be completed by the builder, weather permitting.\*