



**GRASSROOTS**  
REALTY GROUP

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2622 30 Street SW  
Calgary, Alberta

MLS # A2311606



**\$1,275,000**

|           |                                       |        |                  |
|-----------|---------------------------------------|--------|------------------|
| Division: | Killarney/Glengarry                   |        |                  |
| Type:     | Residential/Duplex                    |        |                  |
| Style:    | 2 Storey, Attached-Side by Side       |        |                  |
| Size:     | 2,003 sq.ft.                          | Age:   | 2026 (0 yrs old) |
| Beds:     | 5                                     | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached                |        |                  |
| Lot Size: | 0.09 Acre                             |        |                  |
| Lot Feat: | Back Lane, Back Yard, Flag Lot, Level |        |                  |

|             |                                                                                                                                                       |            |      |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                                               | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                                                                                                           | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                       | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                                  | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame                                                                                                                                    | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                                       | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |            |      |
| Inclusions: | N/A                                                                                                                                                   |            |      |

**OVERVIEW:** A well-appointed home on an extra-deep 25' x 150' lot in Killarney, offering generous ceiling heights and a separate, fully independent legal lower suite. LOT: Extra-deep 25' x 150' lot, 30' longer than standard 120' lots, providing a full backyard with patio. Main Floor (10' ceilings): Engineered hardwood in main living areas, gourmet kitchen with custom stylish cabinetry, sleek countertops and backsplash, Bosch stainless appliances, and Blanco sink, spacious pantry, powder room with 2' x 4' accent tile, granite countertop, and floating vessel vanity, mud room with ample closet space, tiled floors, and paved back alley access. UPPER LEVEL (9' ceilings): Large loft, two spacious bedrooms, master bedroom with large windows and oversized walk-in closet with built-ins, master ensuite with double vanity, freestanding tub, and an elegant tiled shower, upper laundry with Samsung washer and dryer. LOWER LEVEL - Legal Suite (9' ceilings): Fully independent with separate entrance, two large bedrooms (one with walk-in closet), oversized egress windows, full gourmet kitchen with stainless appliances and quartz counters, four-piece bathroom with tiled surround tub and tiled floor, full laundry, large living area, luxury vinyl plank flooring. MECHANICAL: Two furnaces, RING doorbell