



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2825 30 Street SW
Calgary, Alberta

MLS # A2323809



\$1,348,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Appliances

Welcome to this impeccably crafted DETACHED INFILL in the highly sought-after community of KILLARNEY, offering close to 3,300 SQFT OF FULLY DEVELOPED LIVING SPACE by the reputable ACE HOMES. Thoughtfully designed for modern inner-city living, this home delivers the perfect balance of luxury, function, and timeless design in one of SW Calgary's most desirable locations. The main level welcomes you with soaring 11-FOOT CEILINGS, creating an immediate sense of openness and sophistication. A beautifully appointed living room is anchored by a striking FLOOR-TO-CEILING FIREPLACE, while large windows flood the space with natural light. At the heart of the home, the chef-inspired kitchen is truly a standout, featuring a 12-FOOT ISLAND, FULL STAINLESS STEEL APPLIANCE PACKAGE, a dedicated BUTLER'S PANTRY, and an additional WALK-IN PANTRY. A MAIN FLOOR OFFICE, stylish POWDER ROOM, and a functional mudroom complete with CUSTOM BUILT-INS provide convenience without compromising design. Upstairs, the home offers THREE BEDROOMS each with their own PRIVATE ENSUITES. The primary suite delivers a true retreat experience, with ELEVATED CEILINGS flowing seamlessly into a spa-inspired 5-PIECE ENSUITE complete with STEAM SHOWER and a spacious WALK-IN CLOSET. A second bedroom features its own PRIVATE ENSUITE and WALK-IN CLOSET, while a third bedroom, UPPER FLOOR WET BAR, and a conveniently located LAUNDRY ROOM complete a well-planned upper level designed for both comfort and practicality. The fully developed basement extends the home's versatility with a large REC ROOM, WET BAR, a custom WINE CELLAR, dedicated GYM AREA, a fourth bedroom, and a FULL BATHROOM—ideal for guests, extended

family, or creating your own private entertainment and wellness space. For added flexibility, the basement also offers the option to be converted into a FULLY LEGAL SUITE. In total, this home features 4 BEDROOMS and 3 ENSUITES, offering a rare and highly functional layout for modern family living. Outside, enjoy a spacious REAR WOOD DECK and a DOUBLE DETACHED GARAGE, completing a home that truly checks every box. Located just steps from 17TH AVENUE SW, the KILLARNEY AQUATIC CENTRE, top-rated schools, WESTBROOK MALL, and the LRT—with quick access to MARDA LOOP and DOWNTOWN CALGARY, this home offers unmatched convenience in a vibrant, established community. Act now to take advantage of PRE-COMPLETION CUSTOMIZATION OPTIONS, with the opportunity to PERSONALIZE FINISHES & secure EARLY 2027 POSSESSION!