

\$1,100,000 - 2417 30 Street Sw, Calgary

MLS® #A2205204

\$1,100,000

4 Bedroom, 4.00 Bathroom, 1,941 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

OPEN HOUSE APRIL 19th 12PM - 2PM. Fall in Love with this stunning two-storey home, expertly built by Green Cedar Homes in the heart of Killarney. Picture your family settling into its 4 bedrooms, 3.5 bathrooms, and fully finished basement – a perfect blend of space and functionality. The moment you enter, the soaring 10-foot ceilings on the main floor create an immediate sense of grandeur, leading you towards a beautifully upgraded kitchen. This home is truly a showstopper; the oversized quartz waterfall island is surrounded by sleek built-in appliances and ample floor-to-ceiling cabinetry. Every corner of the home has been well thought out, from its gleaming hardwood floors, glass rails, tile upgrades, and lighting finishes. When you head upstairs, you will find tranquility in the primary suite, boasting high vaulted ceilings, a large walk-in closet, and a spa-inspired ensuite. This home has lots of windows for extra sunlight during the day. Wind down for a cozy evening by the living room fireplace, with the added convenience of built-in cabinets and a view of your landscaped yard. Step outside and enjoy the WEST-facing patio that leads to your dual-entry, double car garage. The finished basement features a spacious family room, mini bar, bedroom, and full bath for the guests that would love to stay the night in this lovely home. Notice the quality in every detail, from the exterior gemstone lights to the meticulously detailed tiling throughout. Enjoy the benefits of Killarney living, with easy



access to parks, fantastic restaurants, shopping, and a quick commute downtown. Don't miss the chance to embrace this incredible home offering exceptional value and an amazing lifestyle!

Built in 2020

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205204 |
| Price | \$1,100,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,941 |
| Acres | 0.07 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 2417 30 Street Sw |
| Subdivision | Killarney/Glengarry |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E2L9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, High Ceilings, No Smoking Home |
| Appliances | Bar Fridge, Built-In Refrigerator, Dishwasher, Garage Control(s), |

| | |
|--------------|--|
| | Microwave, Range Hood, Window Coverings, Wine Refrigerator, Oven-Built-In, Gas Cooktop |
| Heating | Forced Air, In Floor Roughed-In |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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