

**2605 30 Street SW
Calgary, Alberta**

MLS # A2260092



\$830,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,737 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home		

Inclusions: Security System to be determined (waiting to hear from Telus)

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!!