

# \$1,089,900 - 2636 30 Street Sw, Calgary

MLS® #A2226039

**\$1,089,900**

3 Bedroom, 5.00 Bathroom, 2,093 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Modern Luxury in Killarney | 3 Bed | 5 Bath |  
High-End Finishes Throughout

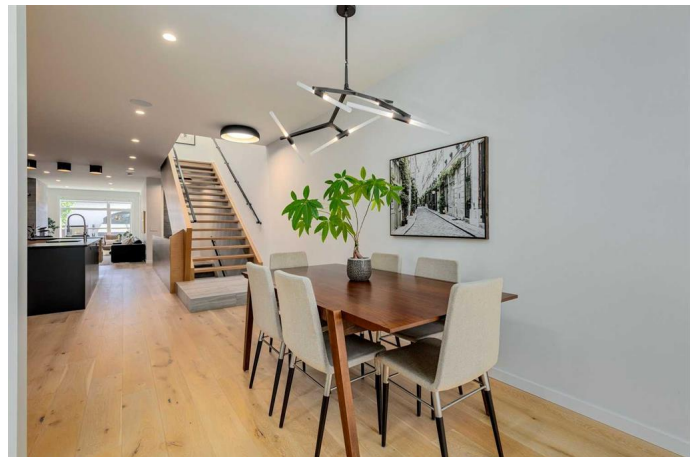
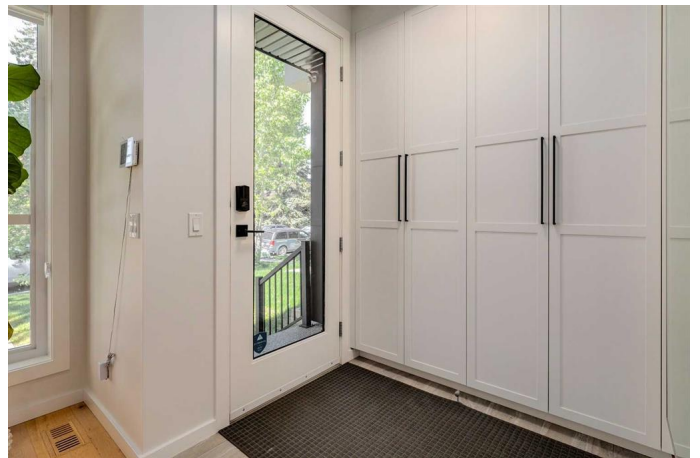
This stunning Killarney duplex offers over 2,500 sq. ft. of beautifully finished living space, featuring 3 bedrooms, 5 bathrooms, and a layout designed for modern living and entertaining.

The main level boasts 9-ft ceilings, wide-plank hardwood floors, and a striking open-riser staircase. The chef's kitchen includes floor-to-ceiling cabinetry, built-in appliances, a massive island, and matte black finishes. A dedicated office nook, stylish powder room, and sunlit living room with tile-wrapped fireplace complete the space.

Upstairs, the luxurious primary suite includes a spa-like ensuite with a soaker tub, glass shower, dual sinks, and a fully built-in walk-in closet. A spacious second bedroom, bonus room, full laundry, and main bath offer functionality and comfort.

The fully developed basement features a large rec area, full wet bar, powder room, third bedroom with private ensuite, and in-floor heating plus second laundry hookup.

Outside, enjoy a landscaped backyard with concrete patio and BBQ hookup, a rare drive-through double garage, and extra covered parking.



Move-in ready, beautifully designed, and loaded with upgrades – this home is a must-see. Book your private tour today!

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2226039               |
| Price          | \$1,089,900            |
| Bedrooms       | 3                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,093                  |
| Acres          | 0.07                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2636 30 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2M2             |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                       |
| Parking        | Alley Access, Carport, Double Garage Detached, Garage Door Opener, Heated Garage, Paved |
| # of Garages   | 2                                                                                       |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                      |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Wired for Data, Wired for Sound                          |
| Appliances      | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Humidifier, Induction Cooktop, Range Hood, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                                                                                              |
| Cooling         | Central Air                                                                                                                                                                          |
| Fireplace       | Yes                                                                                                                                                                                  |
| # of Fireplaces | 1                                                                                                                                                                                    |
| Fireplaces      | Gas, Living Room                                                                                                                                                                     |
| Has Basement    | Yes                                                                                                                                                                                  |
| Basement        | Finished, Full                                                                                                                                                                       |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                      |
| Lot Description   | Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Paved |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Concrete, Stucco, Wood Frame, Wood Siding                                       |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 66             |
| Zoning         | R-CG           |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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