

# \$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

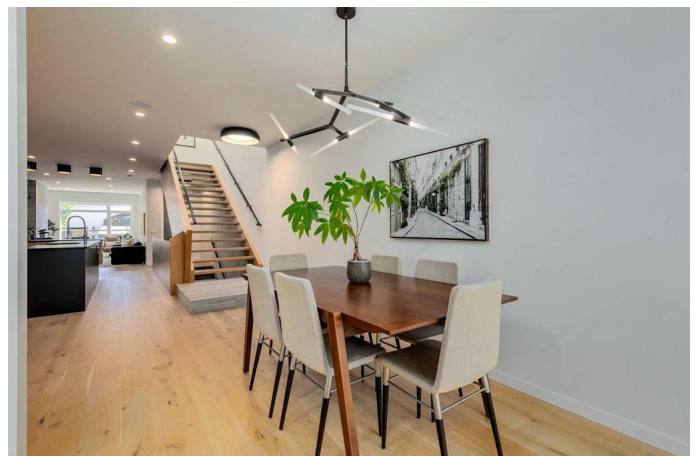
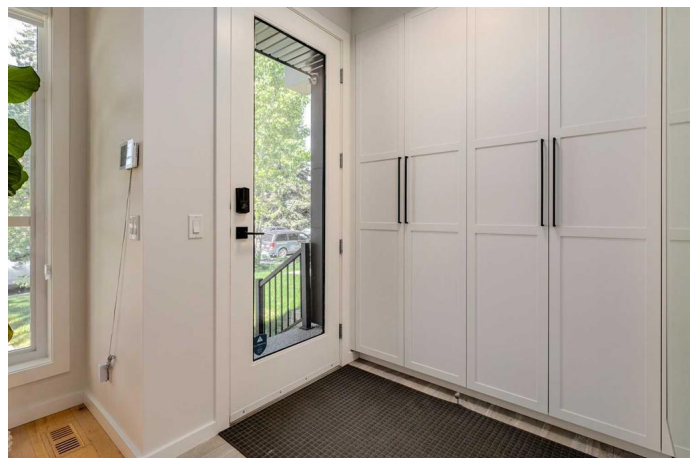
This stunning Killarney duplex offers over 2,500 sq. ft. of beautifully finished living space, featuring 3 bedrooms, 5 bathrooms, and a layout designed for modern living and entertaining.

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
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	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	67
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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