

\$799,900 - 2605 30 Street Sw, Calgary

MLS® #A2270613

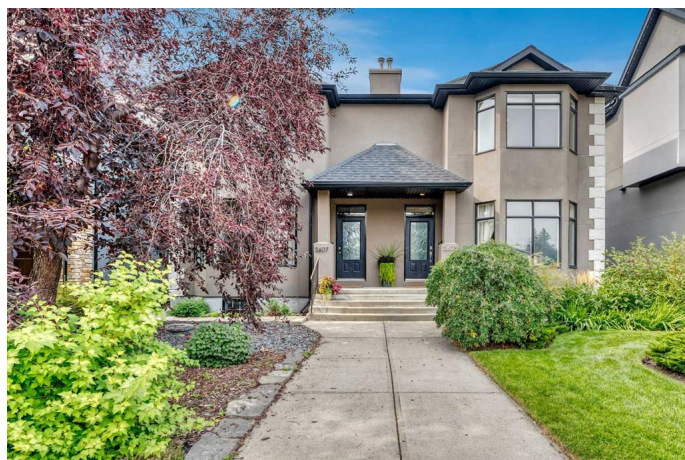
\$799,900

3 Bedroom, 4.00 Bathroom, 1,737 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

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!!

Built in 2000

Essential Information

MLS® #	A2270613
Price	\$799,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,737
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2605 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.