

# \$1,097,500 - 2603 30 Street Sw, Calgary

MLS® #A2232123

**\$1,097,500**

4 Bedroom, 4.00 Bathroom, 2,004 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Timeless elegance meets modern farmhouse charm in this beautifully elevated home. Step into a warm and inviting foyer that sets the tone for the thoughtfully designed interior. The spacious dining room features custom lighting and window treatments. The open-concept great room offers a chef-inspired kitchen with a large island, a five-burner gas cooktop, a wall oven, a built-in microwave, and abundant counter and storage space. The sunlit family room is perfect for gatherings, with west-facing patio doors that lead to an oversized deck and expansive backyard. An appealing and practical mudroom with built-in bench seating and a convenient two-piece powder room complete the main level. Upstairs, you'll locate three generous bedrooms and a well-appointed laundry room with a sink and built-in storage. The primary bedroom is a true retreat, featuring a custom walk-in closet with thoughtful extras and a sliding barn door leading to a luxurious 6-piece ensuite with heated floors, a steam shower, dual sinks, and a soaker tub. The family bathroom offers dual sinks and a separate bath/shower area, ideal for busy mornings. The fully finished lower level is designed for entertaining with a spacious recreation and games room, custom built-in TV unit, wet bar with bar fridge, and a large bedroom with a walk-in closet and a stylish full bathroom with a custom shower. This home has premium upgrades, including a new boiler system for efficient in-floor heating. Ideally located just steps from the community



aquatic and recreation centre, playgrounds, schools, restaurants, shopping, and transit, with quick access to Shaganappi Golf Course and downtown. A perfect blend of warmth, sophistication, and everyday functionality, this home is truly the one you've been waiting for.

Built in 2022

**Essential Information**

MLS® #	A2232123
Price	\$1,097,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,004
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2603 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M3

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Rear Drive
# of Garages	2

**Interior**

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double
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	Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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