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GRASSROOTS REALTY GROUP

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2433 30 Street SW
Calgary, Alberta

MLS # A2357696

$875,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,841 sq.ft.	**Age:**	2017 (9 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

INVESTOR ALERT!! One of Calgary’s top Airbnbs for sale. TURNKEY- FURNITURE CAN BE INCLUDED. Centrally located in the vibrant neighborhood of Killarney, this stunning modern two-story duplex is an ideal home for families or groups seeking both comfort and convenience. Just minutes away from Calgary's renowned 17th Avenue, you will have easy access to some of the city's finest restaurants and pubs, as well as Westbrook Mall, the Westbrook LRT, and Downtown Calgary. This beautifully designed duplex features hardwood floors, an open floor plan that seamlessly connects the main living areas, and large bright windows making it perfect for entertaining. Spend quality time with friends and family in the spacious main floor or the finished basement living rooms, or enjoy a delightful BBQ on the outdoor patio. The gourmet kitchen is a chef's dream, equipped with professional-grade appliances that make cooking a pleasure. The home boasts three generously sized bedrooms, including a luxurious master suite with a large soaker tub in the ensuite bathroom plus a walk in closet, providing a perfect retreat after a long day. Some additional features you will find are: 3 full bathrooms and 1 half bathroom, ensuring ample facilities for all residents and guests. A convenient two-car garage for secure parking and additional storage. A beautifully landscaped backyard, ideal for outdoor activities and relaxation. Your Finished Basement is Complete with a wet bar, a 4-piece bathroom, and an additional bedroom featuring a queen bed, perfect for guests or extended family This duplex combines modern living with an unbeatable location, making it a must-see for anyone looking to enjoy the best of Calgary. Don’t miss the opportunity to make this exceptional property your new home!

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