

4, 2428 30 Street SW
Calgary, Alberta

MLS # A2260796

\$649,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,006 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Shared Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 554
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

A rare opportunity to live in a luxurious end unit townhome on a quiet street offering over 2000 sq ft in the One of Calgary's most desirable inner-city neighborhoods Killarney. This immaculate home has plenty of upgrades; 9' knockdown ceilings, gleaming hardwood floors, upgraded plumbing fixtures, Hunter Douglas blinds, stone counters, custom closets, fresh paint, the comforts of air conditioning and a concrete wall separating you and the one neighbor. Head down the courtyard to unit 4 where you are greeted by a large front foyer and convenient direct access to the heated garage. This space was intentionally designed to be on its own separate level as a drop zone and to keep the mud and mess down and away. Upstairs is flooded with natural light. The massive chef inspired kitchen is a focal point with slow close cabinets that reach to the ceiling, built in wine rack, undercabinet lights, premium SS appliances (including a gas range) and chimney hood fan, an expansive 10-foot island with gorgeous quartz counters, timeless tile backsplash and a large corner pantry for additional storage. Perfect for entertaining the kitchen looks onto the spacious dining room and inviting living room showcasing a gas fireplace with stone detail. Off the living room is a large, covered patio and office perfect for those who work from home, or as a playroom. The powder room is tucked away on its own separate level for privacy and includes side by side laundry with cabinets to keep you organized. On the upper level are two well sized bedrooms one with downtown VIEWS, a 4pc main bath and the primary retreat. This generous sized primary is a true sanctuary with its own private patio a massive walk-in closet and a spa inspired ensuite including dual sinks, a large soaker tub, and fully tiled shower with 10 mm glass. Beyond Home you will love the lifestyle. Only minutes away from

downtown, close to parks, shops, restaurants, schools, the rec center, bow river path system, shaganappi golf course and ctrain!
Providing endless opportunities for work and play. If you have been searching for a home that balances luxury with livability in an unbeatable location schedule your private tour today!