

\$1,675,000 - 2211 30 Street Sw, Calgary

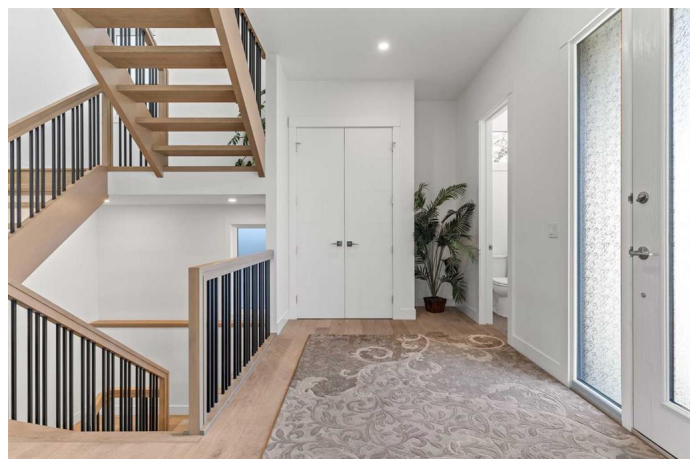
MLS® #A2197933

\$1,675,000

4 Bedroom, 5.00 Bathroom, 2,753 sqft
Residential on 0.10 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to 2211 30 Street SW, where refined elegance meets contemporary design in the heart of Killarney/Glengarry. Perfectly positioned just minutes from Calgary's top dining, shopping, and lifestyle amenities, this home offers an unparalleled living experience for those who appreciate meticulous craftsmanship and timeless design. Enjoy 2,753 sq feet of above grade developed living space with an additional 1.281 of finished space in the basement. 4 bedrooms, 4.5 bathrooms, and a rare detached triple garage, every inch of this home was designed for those who expect nothing but the best. The stunning curb appeal is a testament to the thoughtful design, featuring modern architectural lines, premium exterior materials, and an inviting front entrance. Step inside and be greeted by soaring 10-ft ceilings, exquisite hardwood floors, and a west facing backyard that bathes the space in natural light. The open-concept main level is an entertainer's dream, centered around a chef-inspired kitchen with custom cabinetry, an oversized quartz island, tiled backsplash, and a suite of high-end Jenn-Air appliances. The elegant dining area flows seamlessly into the sophisticated living room, anchored by a gas fireplace and custom millwork, creating an ambiance of warmth and style. A private home office, a chic powder room, and a mudroom with custom built-ins complete this main level. Follow the open-riser staircase to the luxurious upper level, where the primary suite is a true



retreatâ€”featuring a spa-inspired ensuite with a freestanding soaker tub, glass-encased shower, dual vanities, and a custom walk-in closet with close access to the separate laundry room. Two additional spacious bedrooms, each with private ensuites and walk-in closets, ensure privacy and comfort for family or guests. The fully developed basement is designed for elevated entertaining and relaxation, featuring a large recreation room, wet bar, and in-floor heating. A fourth bedroom and an additional 4-piece bathroom make this level as functional as it is stylish.

Notable high-end features include:

- 10-ft painted ceilings & custom millwork throughout
- Designer lighting
- In-floor heating in the basement
- AC
- Oversized detached triple garage with 110v power for an electric vehicle.
- West facing backyard

Step outside to the west-facing backyard, perfectly designed for summer evenings and outdoor entertaining. This property is just moments from top-rated schools, Westbrook Mall, Marda Loop, and the Bow River pathways, with easy access to downtown Calgary and the mountains. A rare opportunity to own a home that embodies sophistication, comfort, and modern elegance. Schedule your private tour today!

Built in 2018

Essential Information

MLS® #	A2197933
Price	\$1,675,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	2,753
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2211 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2L7

Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle

Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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