2622 30 Street SW

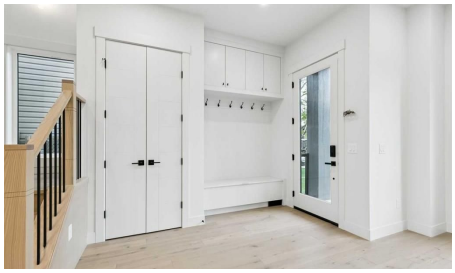
Calgary | Active | MLS® A2311606

$1,245,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**2,002.54 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

OVERVIEW: A well-appointed home on an extra-deep 25' x 150' lot in Killarney, offering generous ceiling heights and a separate, fully independent legal lower suite. LOT: Extra-deep 25' x 150' lot, 30' longer than standard 120' lots, providing a full backyard with patio. Main Floor (10' ceilings): Engineered hardwood in main living areas, gourmet kitchen with custom stylish cabinetry, sleek countertops and backsplash, Bosch stainless appliances, and Blanco sink, spatious pantry, powder room with 2' x 4' accent tile, granite countertop, and floating vessel vanity, mud room with ample closet space, tiled floors, and paved back alley access. UPPER LEVEL (9' ceilings): Large loft, two spacious bedrooms, master bedroom with large windows and oversized walk-in closet with built-ins, master ensuite with double vanity, freestanding tub, and an elegant tiled shower, upper laundry with Samsung washer and dryer. LOWER LEVEL - Legal Suite (9' ceilings): Fully independent with separate entrance, two large bedrooms (one with walk-in closet), oversized egress windows, full gourmet kitchen with stainless appliances and quartz counters, four-piece bathroom with tiled surround tub and tiled floor, full laundry, large living area, luxury vinyl plank flooring. MECHANICAL: Two furnaces, RING doorbell

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2311606
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,002.54 sq. ft.
Main Level Finished Area:	973.27 sq. ft.

Upper Level Finished Area:	1,029.27 sq. ft.
Lot Area:	3,745 sq. ft.
Lot Frontage:	24'11"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1855W
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 14'4" × 13'6" ·
Main Floor	Dining Room · 15'7" × 11'4" ·
Main Floor	Kitchen · 19'6" × 13'5" ·
Main Floor	Foyer · 10'3" × 6'7" ·
Main Floor	Pantry · 6'2" × 6' ·
Upper Level	Bedroom - Primary · 14'4" × 13'2" ·
Upper Level	Bedroom · 10'1" × 10'1" ·
Upper Level	Bedroom · 10'1" × 9'8" ·
Upper Level	Loft · 10'9" × 9'3" ·
Basement	Family Room · 13'3" × 13'1" ·
Basement	Kitchen · 13'1" × 8'5" ·
Basement	Bedroom · 11'4" × 10'2" ·

Basement	Bedroom · 13'2" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Flag Lot, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	May 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2622-30-street-sw-calgary-a2311606/

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